

**Planning (Development Management) summary report for the quarter  
Oct-Dec 2017**

**1. Introduction**

- 1.1 The purpose of this report is to update Members on the position with respect to Performance Indicators for the Development Management Section of Planning, and the overall workload of the Section. This report covers the quarter from 1<sup>st</sup> October – 31<sup>st</sup> December 2017.

**2. Planning Applications**

- 2.1 The three tables below set out figures relating to Major, Minor and 'Other' planning applications for the first quarter. We are required to provide the government with statistical returns in relation to these categories. It should be noted that the returns required by government do not include a number of application types including applications for certificates of lawfulness, applications for prior approval for larger householder extensions, certificates of lawful development, applications for the approval of details pursuant to conditions and applications to fell or carry out works to TPO trees. These applications however constitute a significant source of demand on our service numbering 91 cases in the quarter, and are included in the total figures reflecting workload set out at 3.1 below.

Major and small scale major Applications determined within 13 weeks/PPA target

Decisions in quarter	Oct-Dec 2017	Government Target	2016/2017 Total
5*	100%	60%	94%

\*Whilst 2 of the 5 decisions were issued after the 13 week period, these were the subject of agreed extensions of time by the applicants and therefore recorded as in time for government returns.

Minor Applications determined within 8 weeks

Decisions in quarter	Oct-Dec 2017	Government Target	2016/2017 Total
29	72%	65%	75.7%

'Other' (Including Householder) Applications determined within 8 weeks

Decisions in quarter	Oct-Dec 2017	Government Target	2016/2017 Total
90	95%	80%	95.4%

- 2.2 The following table sets out figures relating to appeals allowed against the authority's decision to refuse permission.

% of appeals allowed against the authority's decision to refuse

2016/2017 Total	Government Target	Oct-Dec 2017	Appeal Decisions
20%	40% max	0%	1

### 3. Workload

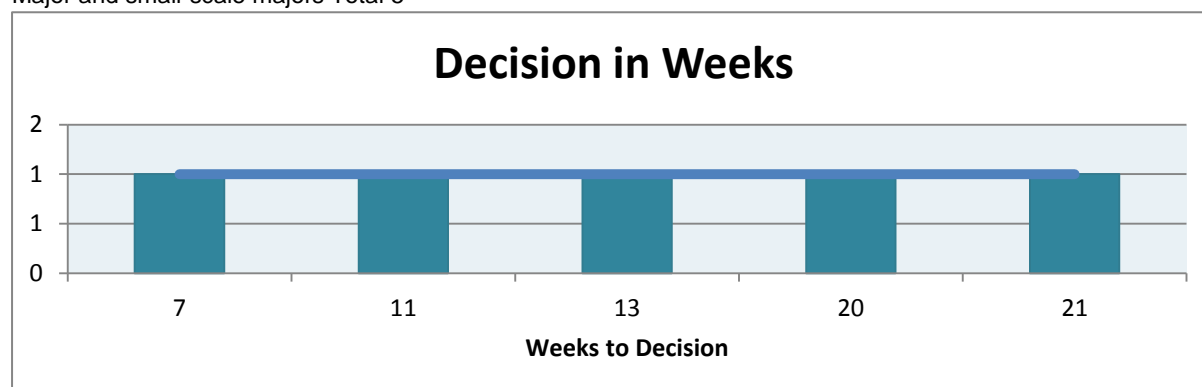
- 3.1 This section deals with workload demand on the Development Management Section in the past three months.

Departmental Work Demand Oct-Dec 2017

Applications Submitted (All types)	Pre-Application Cases	Incoming Telephone Calls	Applications Determined (All types)	Appeals Submitted
220	74	1800	225	4

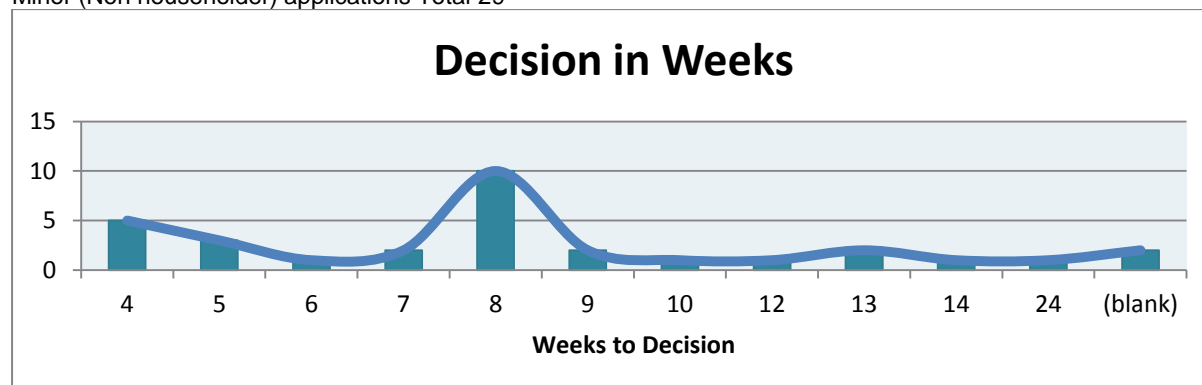
- 3.2 The following graphs present the time period being taken to determine different types of application.

Major and small-scale majors Total 5



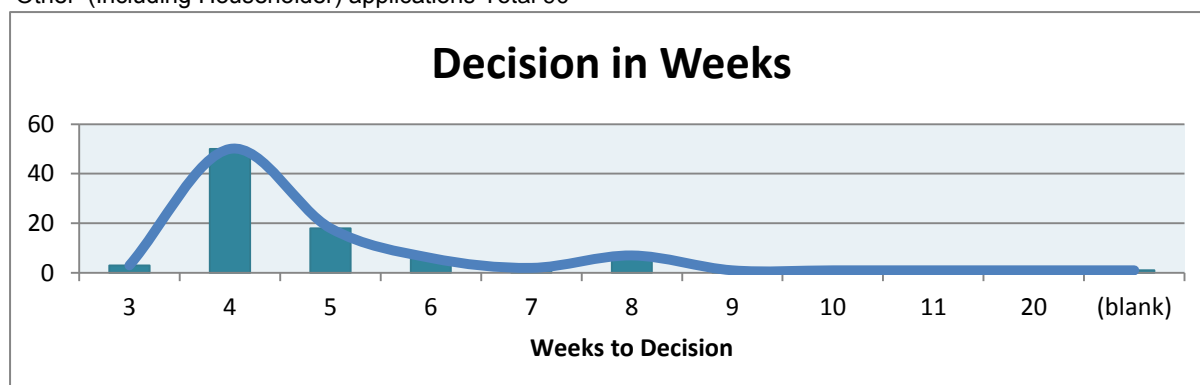
- 3.3 Performance with regard to Major applications remains buoyant with all five cases either determined within the statutory 13 week period, or the subject of agreed extensions of time.

Minor (Non householder) applications Total 29



- 3.4 This second graph illustrates the determination times for minor applications, 72% of which were determined within the statutory date.

'Other' (Including Householder) applications Total 90



- 3.5 This third graph shows that in the final quarter of this financial year the majority of householder applicants have continued to receive decisions in the third and fourth weeks after their validation date.

## 4. Fee Income

- 4.1 The total amount of planning fee income received for the quarter was £87,382.
- 4.2 As of 17<sup>th</sup> January 2018, new legislation came into effect making an increase in fees for planning application of 20%. This is the first increase in fees since 2012 and the authority is required to use the increased income solely for the planning service. The most common and typical fee changes such as those for a single dwelling or change of use, has increased from £385 to £462, and for a householder extension, from £172 to £206. The new fees were published on the Council's website on the day of coming into effect.

## 5. Section 106 contributions

- 5.1 Information in this section relates to financial contributions secured by way of section 106 planning obligations.

Section 106 contributions received	Oct-Dec 2017
Contributions received (Rushmoor and Hampshire) apportioned as set out below~	£718,274.98
Open Space (specific projects set out in agreements)	£3,877.00
SANGS a) Hawley Meadows * b) Southwood II c) Rowhill	a) £124,540.00 b) £98,280.00 c) £39,650.00
SAMM* a) Hawley Meadows b) Southwood II c) Rowhill d) Wellesley Woodland e) Bramshot Farm	a) £13,626.00 b) £10,758.73 c) £4,342.00

	d) £0 e) £0
Transport (specific projects set out in agreements)*	£423,201.25

~This figure also includes monitoring charges, interest and receipts for the Farnborough Airport Community Environmental Fund.

\*Contributions relating to the Hawley Meadows SANG. SAMM contributions and Transport are paid to Hampshire County Council.

Ten new undertakings/legal agreements were signed in the period July-September 2017.

- 5.2 Whilst the new SANG capacity at Bramshot Farm within Hart District has now become available and allocations have commenced, financial contributions are paid directly to Hart DC with the exception of SAMM payments which will be collected by Rushmoor.

## **6. Comment on workload for this quarter and year**

- 6.1 This third quarter saw a slight fall in application levels and an increase in fee income from the previous period. It had become apparent that overall fee income was likely to exceed the budgeted annual estimate of £300,000 by the end of the financial year, even before the 20% increase was confirmed.
- 6.2 Payment for pre-application discussions and meetings commenced on 1<sup>st</sup> February 2017. A report to Cabinet is in preparation comprising a review of the charging regime and its consequences after the first year.
- 6.3 The currently reported quarter shows total pre-application receipts of £5,430.00, a decrease on the £10,140.00 received in the previous quarter. Whilst there was no significant numerical decrease in pre-application discussions, the reduced receipts are attributed to a short-term fall in respect of major schemes and smaller residential proposals (commanding higher fees) which coincided with the Council's available SANG capacity effectively running out. The conclusion of the arrangement with Hart DC regarding capacity at Bramshot Farm, and the decision to bring forward new SANG land at Southwood is considered likely to restore the level of this type of enquiry in the coming months.

## **7. Wellesley**

- 7.1 Progress on the first residential phases of Wellesley continues and Maida Development Zone A, which will provide 228 units, is almost completed. To date 217 units are occupied.
- 7.2 Works are progressing on site for Corunna Phase B1 & B2 (227 residential units). This zone is on the north west side of Queen's Avenue.
- 7.3 Pre-application discussions are at an advanced stage in relation to proposals for the remainder of the Corunna Zone (Phase B3 & B4). The most up to date

housing delivery strategy indicates that the Corunna Development Zone will provide a total of 706 dwellings.

- 7.4 Works have recently commenced on Gunhill Development Zone E (107 residential units), located directly west of the Cambridge Military Hospital Development Zone.
- 7.5 The construction of the Western Primary School on the corner site of Queen's Avenue and Alison's Road is progressing well and the school is due to open September 2018.
- 7.6 The table below summarises the key planning applications/ reserved matters applications approved to date in relation to the Wellesley Development Zones. The total number of residential units approved is 810.

Development Zone	Planning Ref	Decision date	No. Residential Units
Maida	12/00958/OUT	10/03/2014	228
Gunhill House & Water Tower	15/00069/REMPP	18/10/2016	17
Cambridge Military Hospital	15/00897/REMPP	18/10/2016	74
Louise Margaret Hospital	15/00898/REMPP	18/10/2016	41
Gunhill Development Zone	16/00133/REMPP	07/03/2017	107
Corunna Phase B1&B2	16/00757/REMPP	07/03/2017	227
McGrigor Development Zone	17/00494/REMPP	09/11/2017	116
<b>Total</b>			<b>810</b>

## 8. Recommendation

- 8.1 That the report be NOTED

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*BACKGROUND PAPERS: There are no background papers.*