

**Planning (Development Management) summary report for the quarter
Jan-Mar 2018 and for the financial year 2017-2018**

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 1st January to 31st March 2018 and provides summary figures for the financial year 2017-2018.

2. Planning Applications

- 2.1 The three tables below set out figures relating to Major, Minor and 'Other' planning applications for the fourth 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 85 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

2016/2017 Total	Decisions in quarter	Jan/Mar 2018	Government Target	2017/2018 Total
93.25%	3	66.6%	60%	95.2%

Minor (Non householder) Applications determined within 8 weeks/PPA target

2016/2017 Total	Decisions in quarter	Jan/Mar 2018	Government Target	2017/2018 Total
73%	18	72%*	65%	71%

Whilst 5 of the applications were determined after the 8 week period, they were the subject of agreed extensions of time by the applicants and therefore recorded as in time for government returns.

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

2016/2017 Total	Decisions in quarter	Jan/Mar 2018	Government Target	2017/2018 Total
88.5%	91	94.5%	80%	94.9%

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	2017/2018 Total	Government Target	Jan/Mar 2018	Appeal Decisions
20%	11%	40% max	25%	4

3. Workload

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

Departmental Work Demand Jan-Mar 2018

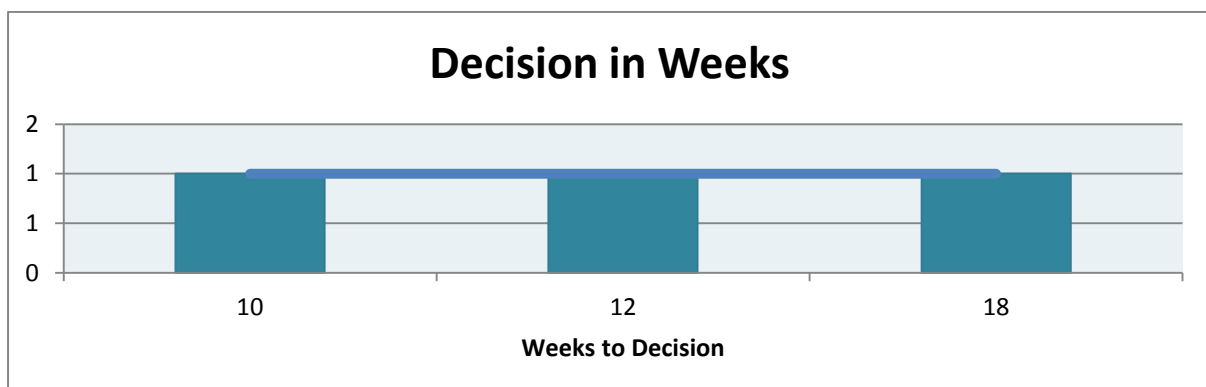
Applications Submitted (All types)	Pre-Application Cases	Incoming Telephone Calls	Applications Determined (All types)	Appeals Submitted
258	99	*	226	1

Departmental Work Demand Apr 2017-Mar 2018

Applications Submitted (All types)	Pre-Application Cases	Incoming Telephone Calls	Applications Determined (All types)	Appeals Submitted
1,032	368	*	975	8

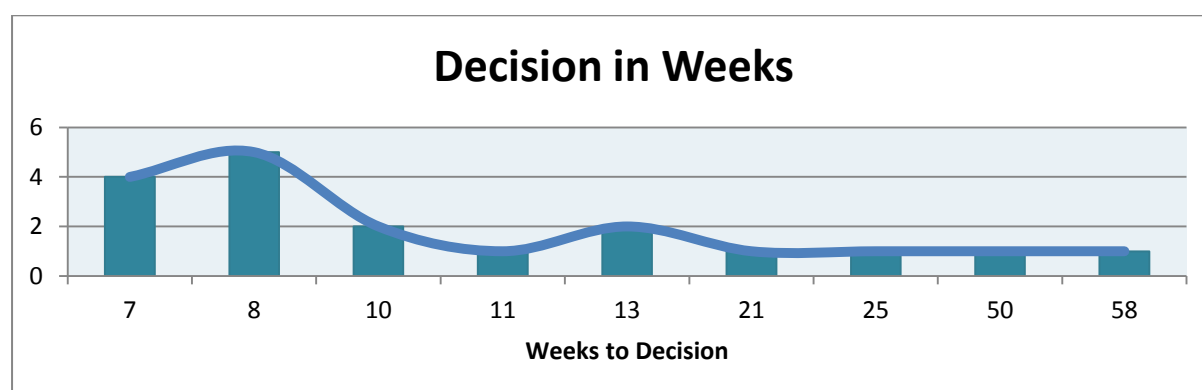
3.2 The following graphs present the time period being taken to determine different types of application in the fourth quarter of the 2017-18 financial year.

Major and small-scale majors Total 3



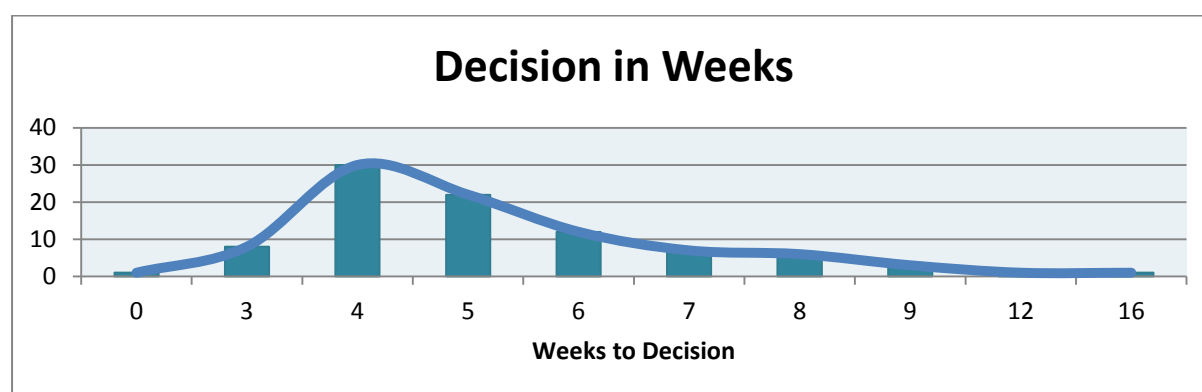
3.3 Two of the three Major applications were determined within the statutory 13 week period.

Minor (Non householder) applications Total 18



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

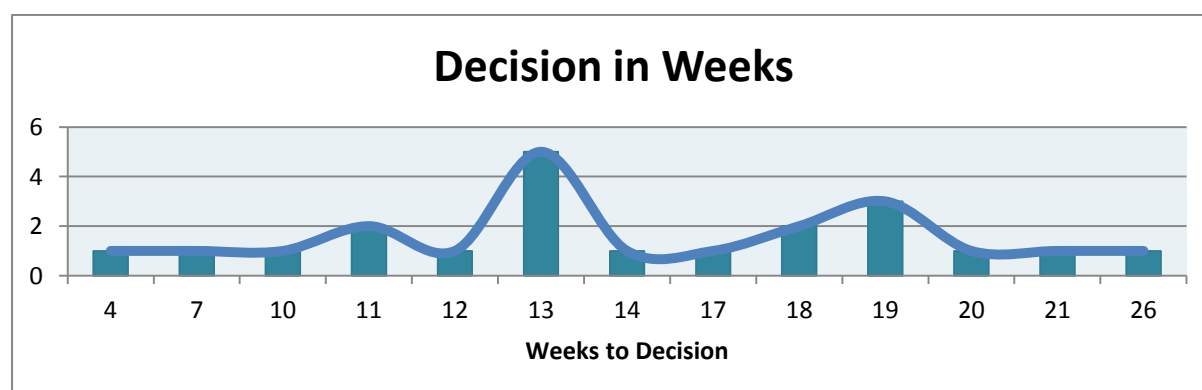
'Other' (Including Householder) applications Total 91



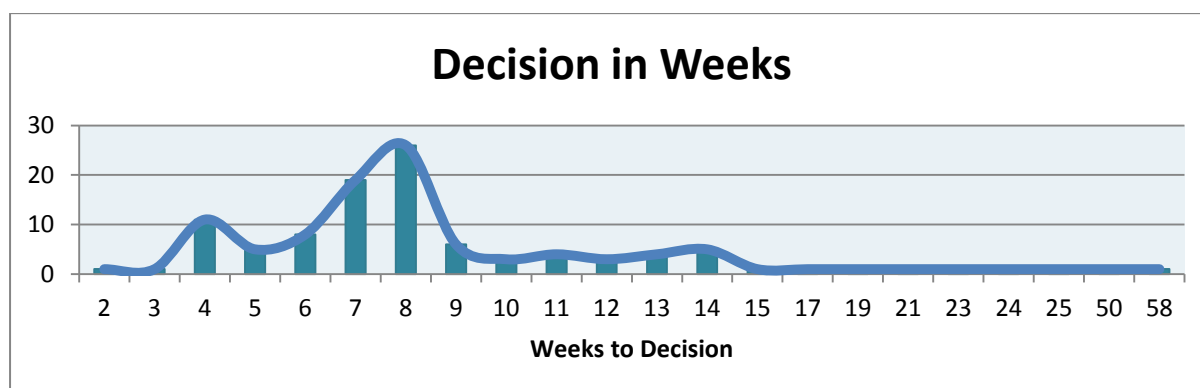
3.5 This third graph shows that in the final quarter of this financial year the majority of householder applicants continued to receive decisions in the third and fourth weeks after their validation date.

3.6 The following graphs represent the determination times for the same categories of application over the full financial year 2017-18.

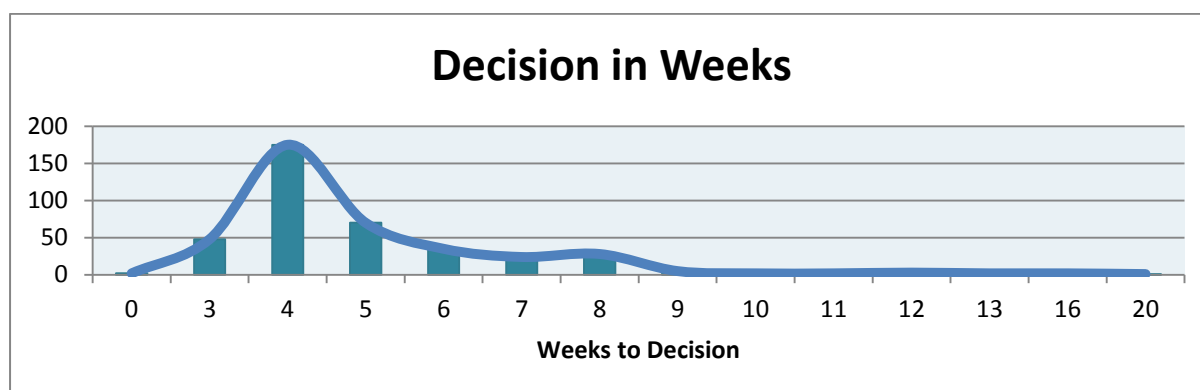
Major and small-scale majors Total 21



Minor applications Total 105



'Other' (Including Householder) applications Total 399



4. Fee Income

4.1 The total amount of planning fee income received for the quarter was £215,505.

4.2 The total amount of planning fee income received for the year was £494,072.

5. Section 106 contributions

5.1 Information in this section relates to financial contributions secured by way of section 106 planning obligations. It should be noted that the allocation of capacity in the Hawley meadows, Southwood II and Rowhill Copse SANGs is now almost complete. Collection of contributions in respect of these projects will therefore soon cease and will no longer form part of these reports.

Section 106 contributions received	Jan-Mar 2018	Apr 2017- Mar 2018
Contributions received (Rushmoor and Hampshire) apportioned as set out below~	£160,993.84	£1,641,649.40
Open Space (specific projects set out in agreements)	£151.00	£139,845.82
SANGS a) Hawley Meadows * b) Southwood II c) Rowhill	a) £11,130.00 b) £0 c) £0	a) £415,690.44 b) £509,990.00 c) £72,930.00
SAMM* a) Hawley Meadows b) Southwood II c) Rowhill d) Wellesley Woodland e) Bramshot Farm (Hart)	a) £1,237.00 b) £0 c) £0 d) £0 e) £0	a) £94,035.00 b) £55,799.00 c) £8,977.00 d) £0 e) £0
Transport (specific projects set out in agreements)*	£101,354.84	£1,114,659.20

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

*Contributions relating to the Hawley Meadows SANG and SAMM contributions and Transport are paid to Hampshire County Council. (Sang payments to Hart DC in respect of Bramshot Farm are not secured by S.106 agreement.)

Eight new undertakings/legal agreements were signed in the period January-March 2018. A total of 43 were signed in the year.

6. Comment on workload for this quarter and year

6.1 This fourth quarter saw sustained application levels and fee income with the number of applications received exceeding 1000 for the third year in succession. Total income in the form of planning fees has exceeded the yearly estimate of £325,000.00 by just over £169,000.00

6.2 MHCLG have as yet not notified the Council of the New Homes Bonus grant for 2016-17.

- 6.3 Charging for pre-application discussions and meetings commenced on 1st February 2017. A review of the practice after one year of operation was reported to Cabinet in March 2018. This revealed total receipts of £29,070.00 against a budget estimate of £30,000.00. The income from this source for the full financial year was £31,136.00. The Cabinet also agreed to increase pre-application charges by 20% to £720 for major schemes; £240 for small to medium sized developments; and £40 for householder and minor developments, in line with the nationally approved increase in planning fees. The estimated receipts for the new financial year are £36,000.00

7. Wellesley

- 7.1 Progress on the first residential phases of Wellesley continues and the Maida Development Zone A is almost complete. This zone will provide 228 units. To date 225 units are occupied.
- 7.2 The construction of the Western Primary School on the corner site of Queen's Avenue and Alison's Road is nearing completion. The school is due to open in September 2018.
- 7.3 Permission has recently been granted for improvement works at Queen's Avenue between the junctions of Hope Grant's Road and Alison's Road. This area will serve the Western Primary School and proposed Neighbourhood Centre. The works represent Phase 2 of planned highways improvements to Queen's Avenue. Phase 1 was approved in March 2015 and has been implemented alongside the delivery of the new residential dwellings at Maida Development Zone A.
- 7.4 Works are progressing on Phases B1 and B2 of the Corunna Development Zone (227 residential units). This zone is opposite Maida on the west side of Queen's Avenue. A Reserved Matters Application was received in February for the construction of a further 456 residential dwellings (including six supported housing units) together with associated landscaping, access and parking, in the remainder of in Development Zone B (Corunna B3 and B4).
- 7.5 Construction work is in the early stages at Gunhill Development Zone E (107 residential units). This zone is directly west of the Cambridge Military Hospital Development Zone.
- 7.6 The freehold transfer to the Council of the open land and sports pitches to the west of the A325 to provide public open space for the residents of the Wellesley development was secured as part of the S.106 agreement attached to the planning permission. This will provide sports pitches, funding for a new pavilion, and additional informal recreational land. The terms of the agreement are expected to trigger the land transfer in the next 18 months. Detailed

negotiations in anticipation of this have commenced. It is further expected that the construction of a new pedestrian crossing on the A325 at the junction of Farnborough Road and Pennyfathers Road (also required by the S.106 agreement) will receive detailed design approval from HCC highways and can therefore be constructed to provide a safe link between this area, the adjacent Wellesley Woodland SANG and the new housing.

8. Recommendation

8.1 That the report be NOTED

Keith Holland
Head of Planning
Contact: John W Thorne 01252 398791

BACKGROUND PAPERS: There are no background papers.