

**Planning (Development Management) summary report for the quarter  
Jan-Mar 2019 and for the Year 2018-19**

**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> January to 31<sup>st</sup> March 2019 and the year 1<sup>st</sup> April 2018 to 31<sup>st</sup> March 2019.

**2. Planning Applications**

- 2.1 The three tables below set out figures relating to determination of Major, Minor and 'Other' planning applications for the fourth quarter and for the financial year. We are required to provide the government with statistical returns in relation to decision times. It should be noted that the returns required by government do not include some application types including applications for the approval of details pursuant to conditions, applications to fell or carry out works to TPO trees and trees in Conservation Areas, Non-Material Amendments, Screening Opinions, Adjacent Authority Consultations and applications for approval in relation to conditions. These however constitute a significant source of demand on our service numbering 64 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

2017/2018 Total	Decisions in quarter	Jan-Mar 2019	Government Target	2018/2019 Total %age
95.2%	5	100%	60%	91.5%

\*Decisions on three applications determined in quarter 4 were outside the statutory period, all were the subject of agreed extensions of time and therefore recorded as 'in time'.

Minor (Non householder) Applications determined within 8 weeks

2017/2018 Total	Decisions in quarter	Jan-Mar 2019	Government Target	2018/2019 Total %age
71%	18	77%	65%	80.4%

\*Decisions on eight applications determined in the quarter were outside the statutory period, four were the subject of agreed extensions of time and therefore recorded as 'in time'.

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

2017/2018 Total	Decisions in quarter	Jan-Mar 2019	Government Target	2018/2019 Total %age
94.9%	91	94.5%	80%	93.8%

- 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

Government Target	Jan-Mar 2019	Appeal Decisions
40% max	0%	2

% of appeals allowed against the authority's decision to refuse (Annual figures)

Government Target	Appeal Decisions	Appeals Allowed	Apr 2018 -Mar 2019	2017/18 Total
40% max	6	1	16.7%	11%

### 3. Workload

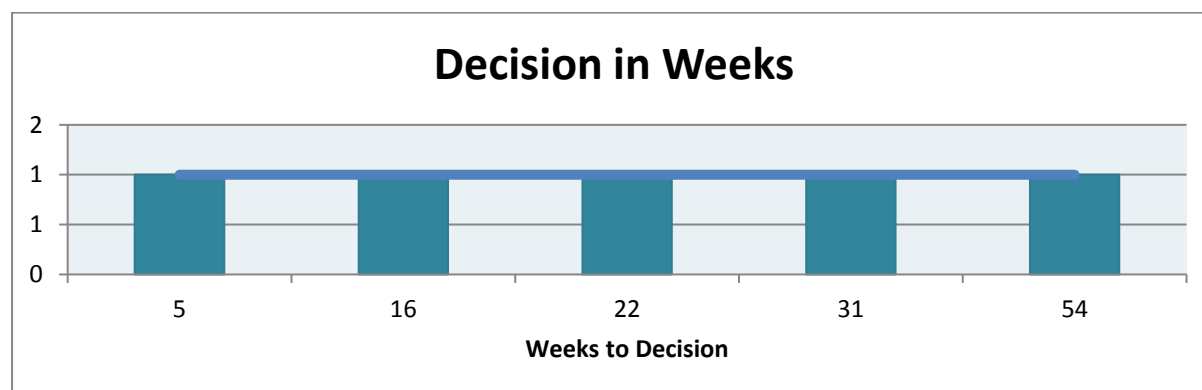
3.1 This section deals with workload demand on the Development Management Section in the past three months and the financial year.

Departmental Work Demand Oct-Dec 2018 and financial year

	Applications Submitted (All types)	Pre-Application Cases	Incoming Telephone Calls	Applications Determined (All types)	Appeals Submitted
Q4	214	82	2152	178	4
Year	860	327	8495	783	11

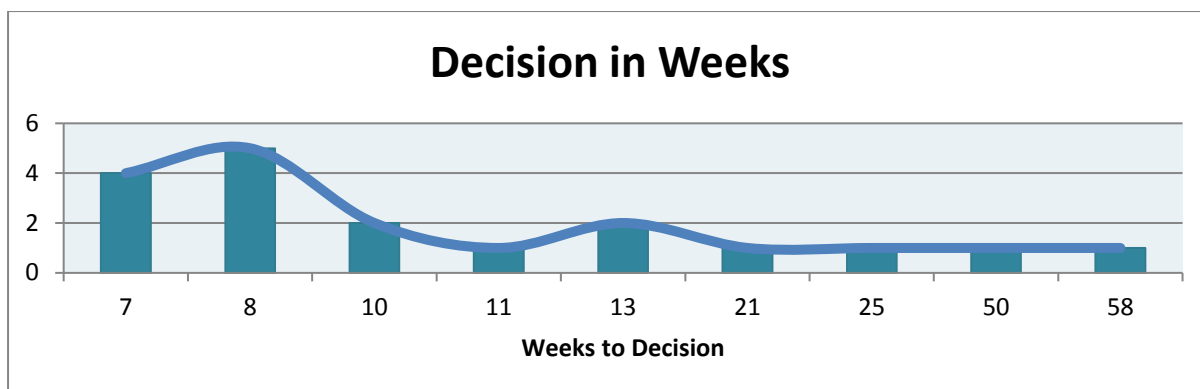
3.2 The following graphs present the time period being taken to determine different types of application in the fourth quarter of 2018-19.

Major and small-scale majors Total 5



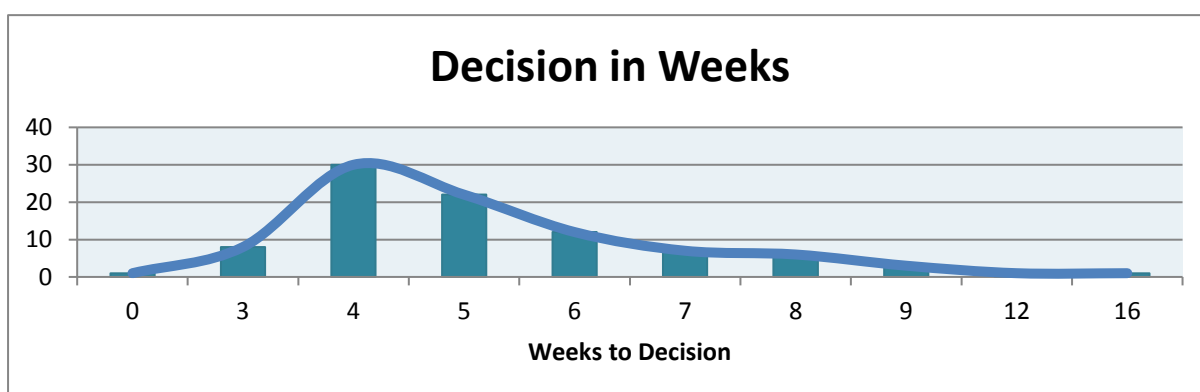
3.3 Performance in the fourth quarter of 2018-19 with regard to Major applications remains well above the Government target with all cases determined within the statutory 13 week period.

Minor (Non householder) applications Total 18



- 3.4 This second graph illustrates the determination times for minor applications, 77% of which were determined within the statutory period or in accordance with agreed extensions of time in the fourth quarter of 2018-19..

'Other' (Including Householder) applications Total 91



- 3.5 This third graph shows that in the fourth quarter of this financial year the majority of householder applicants received decisions in the fourth and fifth weeks after their validation date.

## 4. Fee Income

- 4.1 The total amount of planning fee income received for the quarter was £123,232 against a budget estimate of £120,000.
- 4.2 The total amount of planning fee income received for the year was £433,132 against a budget estimate of £480,000.
- 4.3 The total amount of pre-application income received for the quarter was £9,255 against a budget estimate of £9,000.
- 4.4 The total amount of pre-application income received for the year was £32,363 against a budget estimate £36,000.

## 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 2019	2018/2019 Total
Contributions received (Rushmoor and Hampshire) apportioned as set out below~	£155,928	£1,717,628.50
Open Space (specific projects set out in agreements)	£2,508.58	£217,829.80
SANGS a) Hawley Meadows * b) Southwood II c) Rowhill	a) £2,659 b) £6,500 c) £0	a) £161,779 b) £466310 c) £242540
SAMM* a) Hawley Meadows b) Southwood II c) Rowhill d) Wellesley Woodland e) Bramshot Farm (Hart)	a) £292 b) £711 c) £0 d) £65,454.43 e) £0	a) £17,708.69 b) £51,034.9 c) £26,535 d) £200,482.43 e) £135,028
Transport (specific projects set out in agreements)*	£35,008.65	£124,649.65

~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.

Nine new undertakings/legal agreements were signed in the period Jan-Mar 2019. A total of 23 agreements were completed during the financial year.

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

- 6.1 This fourth quarter saw sustained numbers of application submissions and continued resurgence in pre-application submissions. Whilst in the final quarter of the year both Planning Application fees and Pre-application receipts exceeded the budgetary estimates, the figures for the financial year show a variance of slightly less than 10% below the annual estimate, mainly due to the low receipts in Q3.

## 7. Wellesley

- 7.1 There have been 328 occupations to date at Wellesley. Maida Development Zone A is substantially complete. This contains 228 units of which 226 are occupied. The remaining two will be constructed/occupied once the sales suite

is no longer required in connection with the Corunna Development Zones B1 & B2.

- 7.2 The Corunna Zone lies opposite Maida on the west side of Queen's Avenue. Works are at an advanced stage on site for Phase B1 & B2 (227 residential units) and to date 98 units are occupied, including some affordable housing. Works are also well under way on Corunna Phase B3 & B4 to provide a further 454 residential dwellings.
- 7.3 A planning application for a proposed new junction and pedestrian crossing) at the north-eastern end of Pennefather's Road (secured by the Wellesley s106 legal agreement) has been approved. The crossing will provide Wellesley residents with access to sports pitches, public open space and SANG on the north west side of the A325 Farnborough Road.
- 7.4 Construction is nearing completion at Gunhill (Development Zone E) which consists of 107 residential units. This is located west of the Cambridge Military Hospital and north of Hospital Road. 4 units of private rented accommodation are occupied to date.
- 7.5 Works continue on phase 1 of McGrigor Zone D. This is located north of the Cambridge Military Hospital and east of Maida. The phase will provide a total of 116 residential units.
- 7.6 The Cambridge Military Hospital site, including part of the adjoining McGrigor Zone, has recently been acquired by Weston Homes who plan to start the restoration and conversion of the Victorian hospital and ancillary buildings in the summer of 2019, with the project anticipated to be phased over several years. Grainger plc selected Weston Homes, a recognised specialist in the restoration of historic buildings, to undertake the conversion of the Cambridge Military Hospital and ancillary buildings. Weston Homes have previously restored historic buildings including Royal Earlswood Hospital, the Denham Film Studios, Mayfield College and Preston Hall. The Council's Planning team is currently working with Weston Homes to approve the relevant pre-commencement planning condition details to allow works to commence on site.

## **8. Recommendation**

- 8.1 That the report be NOTED

Tim Mills

Head of Economy, Planning and Strategic Housing

Contact: John W Thorne 01252 398791

*BACKGROUND PAPERS: None.*