

**Planning (Development Management) summary report for the quarter  
Apr-Jun 2019**

**1. Introduction**

- 1.1 The purpose of this report is to update Members on the position with respect to Performance Indicators and overall workload of the Development Management Section of Planning. This report covers the quarter from 1<sup>st</sup> April to 30<sup>th</sup> June 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 first quarter. 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 84 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**

Decisions in quarter	Apr-Jun 2019	Government Target	2018/2019 Total %
5	80%	60%	91.5%

\*Decisions on two applications determined in quarter 1 were outside the statutory period, one was the subject of an agreed extension of time and therefore recorded as 'in time'.

**Minor (Non householder) Applications determined within 8 weeks**

Decisions in quarter	Apr-Jun 2019	Government Target	2018/2019 Total %
34	82.3%	65%	80.4%

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

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

Decisions in quarter	Apr-Jun 2019	Government Target	2018/2019 Total %
88	99%	80%	93.8%

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

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	Apr-Jun 2019	Appeal Decisions
40% max	20%	5

### 3. Workload

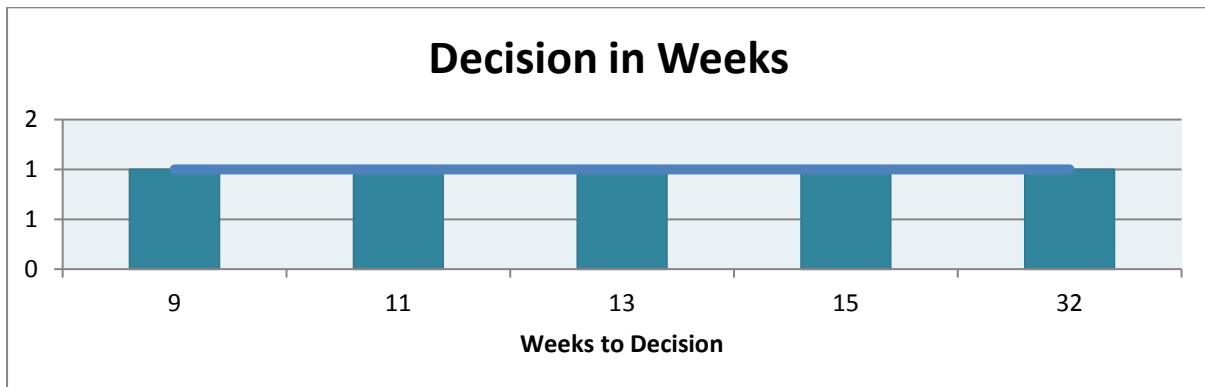
3.1 This section deals with workload demand on the Development Management Section in the past three months and the financial year.

Departmental Work Demand Apr-Jun 2019

Applications Submitted (All types)	Pre-Application Cases	Incoming Telephone Calls	Applications Determined (All types)	Appeals Submitted
225	65	****	211	5

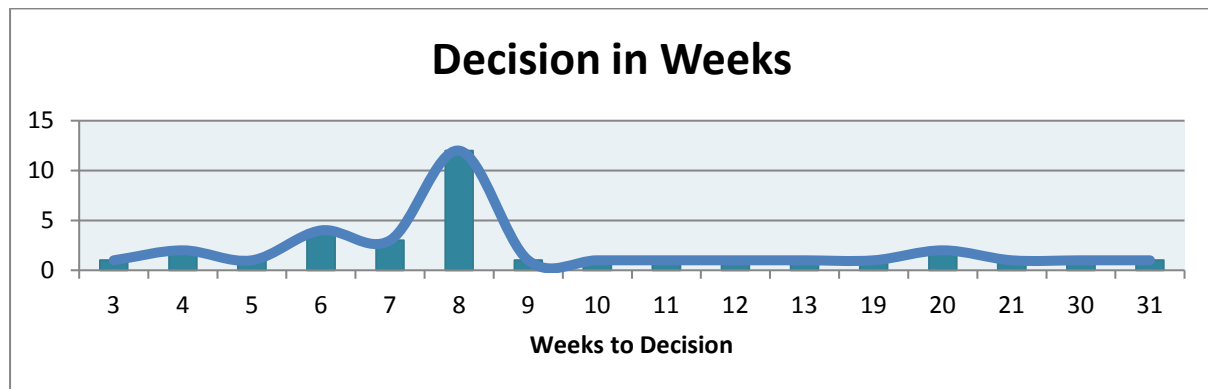
3.2 The following graphs present the time period being taken to determine different types of application in the first quarter of 2019-20.

Major and small-scale majors Total 5



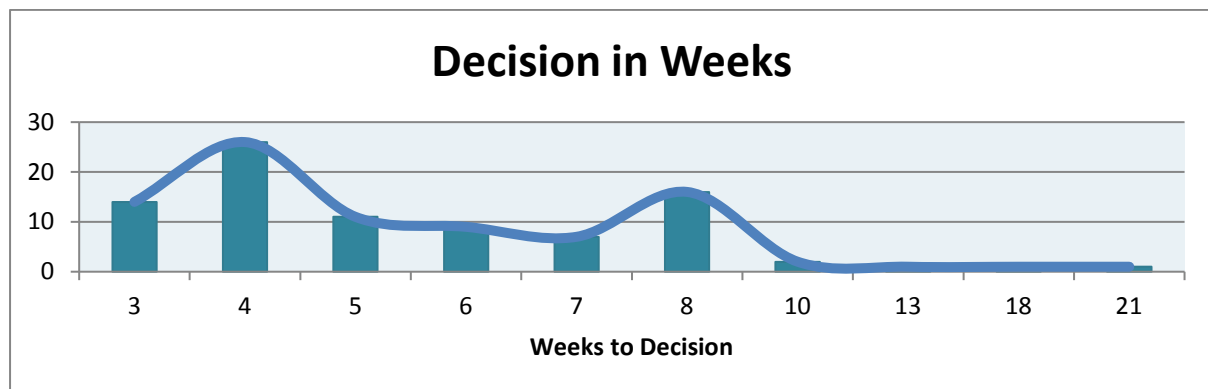
3.3 Performance in the first quarter of 2019-20 with regard to Major applications remains well above the Government target.

Minor (Non householder) applications Total 34



- 3.4 This second graph illustrates the determination times for minor applications, 82.3% of which were determined within the statutory period or in accordance with agreed extensions of time in the first quarter of 2019-20.

'Other' (Including Householder) applications Total 88



- 3.5 This third graph shows that in the first 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 planning fee income received for the quarter was £82,153 against a budget estimate of £120,000.

4.2 The total pre-application income received for the quarter was £5,261 against a budget estimate of £9,000.

#### 5. Section 106 contributions

5.1 Information in this section relates to financial contributions secured by way of section 106 planning obligations. The allocation of capacity in the Hawley Meadows, Southwood II and Rowhill Copse SANGs is now complete and there will therefore be no further collection of contributions in respect of these projects. Collection of contributions in respect of the new Southwood Country Park SANG will commence at the end of August 2019 and will therefore be reported following

the end of the next quarter.

Section 106 contributions received	Apr-Jun 2019
Contributions received (Rushmoor and Hampshire) apportioned as set out below~	£675,703.71
Open Space (specific projects set out in agreements)	£61,820.05
Affordable Housing (In lieu of on-site provision)	£81,357
SANGS a) Hawley Meadows * b) Southwood II c) Rowhill	a) £27,040 b) £0 c) £400,270
SAMM* a) Hawley Meadows b) Southwood II c) Rowhill d) Wellesley Woodland e) Bramshot Farm (Hart)	a) £2,960 b) £0 c) £43,804.66 d) £0 e) £19,352
Transport (specific projects set out in agreements)*	£39,100

~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.

Five new undertakings/legal agreements were signed in the period Apr-Jun 2019.

## 6. Comment on workload for this quarter

- 6.1 This first quarter saw increased numbers of application submissions and determinations and a slight fall in pre-application submissions. Both Planning Application fees and Pre-application receipts are below the budgetary estimates. The implication is that demand continues for minor and householder proposals but that those proposing larger schemes are currently proceeding with caution.
- 6.2 Development and Planning activity reflects economic and political cycles. The slight fall back in planning applications to an extent reflects activity in the development industry, with individual applicants and businesses exercising caution with regard to committing financial resources to projects in the current climate. Considerable work is in progress in advance of the expected submission of major regeneration projects during this financial year which the Planning service is resourced to deal with.

## **7. Wellesley**

- 7.1 There have been 340 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, opposite Maida on the west side of Queen's Avenue is at an advanced stage on site for Phases B1 & B2 (227 residential units) and to date 103 units are occupied, including some affordable housing. Works are well under way on Corunna Phases B3 & B4 to provide a further 454 residential dwellings of which 5 are occupied.
- 7.3 Work is in progress on the new junction between Pennefather's Road and the A325 Farnborough Road together with the pedestrian crossing which will provide Wellesley residents with access to the sports pitches, public open space and SANG on the opposite side of the main 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. 6 units of private rented accommodation are occupied to date.
- 7.5 Works continue on phase 1 of McGrigor Zone D to the north of the Cambridge Military Hospital and east of Maida. The phase will provide a total of 116 residential units.
- 7.6 Approval of the relevant pre-commencement planning condition details to allow works to commence on the refurbishment and conversion of the Cambridge Military Hospital has now taken place.

## **8. Recommendation**

- 8.1 That the report be NOTED

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*BACKGROUND PAPERS: None.*