

# CABINET MEMBERS REPORT TO COUNCIL

23<sup>rd</sup> February 2023

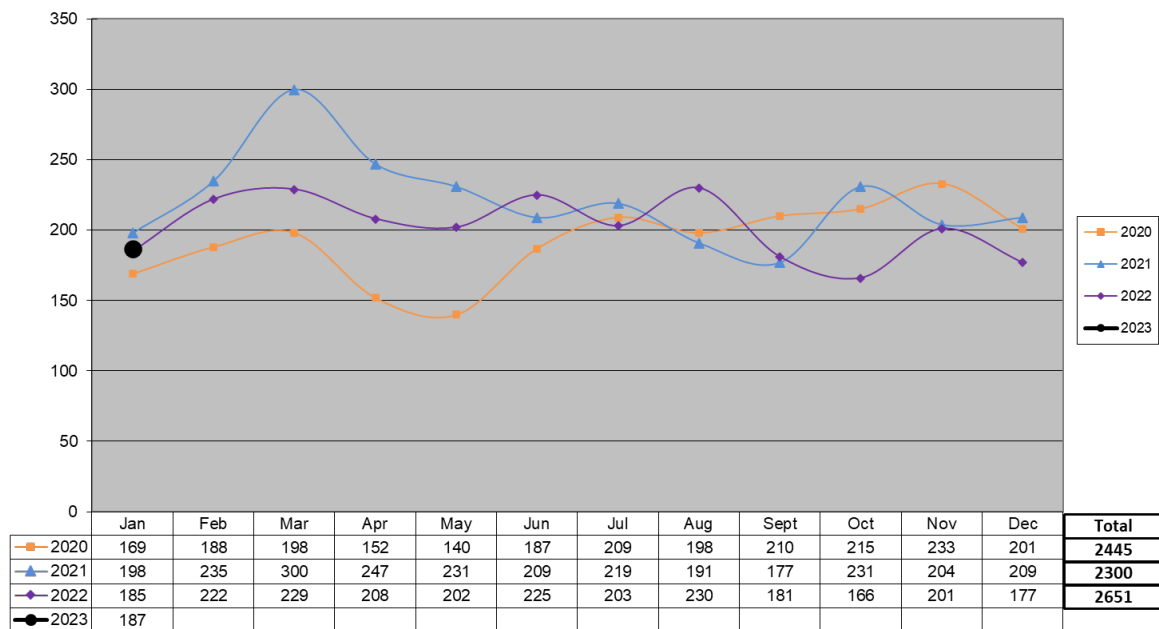
## COUNCILLOR RICHARD BLUNT - CABINET MEMBER FOR DEVELOPMENT & REGENERATION

For the period from 16<sup>th</sup> January 2023 – 10<sup>th</sup> February 2023

### 1 Progress on Portfolio Matters.

#### Planning and Discharge of Conditions applications received

Planning and discharge of condition applications received



Applications received in January were consistent with the previous years, although overall application numbers are down, as set out below. Officers continue to deal with high caseloads, as well as taking a proactive approach to clearing the older applications currently awaiting determination.

#### Progress with recruitment

The new Ecologist Officer has been appointed and they will commence on 21<sup>st</sup> February 2023.

A Planning Officer has been recruited to the Planning Policy team and they will commence in the near future.

The vacant Arboricultural Officer post has been advertised again.

Adverts have also been placed again for Planning Officers within Development Management. Officers have been looking at how we better try to attract planners in what is a very competitive market.

Finally, an advert will be going out to recruit a Monitoring and Compliance Officer, who will monitor S106 Agreements, conditions attached to planning approvals and to assist with monitoring housing completions.

### Major and Minor dwelling applications and householder applications received comparison

Major, Minor and Householder applications all dropped compared to the same period last year, in particular householder applications.

	1/2/20 – 31/1/21	1/2/21 – 31/1/22	1/2/22 – 31/1/23
No. of Major dwelling applications rec'd	23	24	20
No. of Minor dwelling applications rec'd	319	323	304
No. of Householder applications rec'd	752	902	742

\*Minor dwelling applications = up to 10 units

Major dwelling applications = over 10 units

### 2022/23 performance for determining planning applications 1/2/22 – 31/1/23

	National target	Performance
Major	60%	90.2%
Non – Major	70%	87.6%

### Appeal Performance – decisions made by The Planning Inspectorate 1/2/22 – 31/1/23

	Dismissed	Allowed
Planning appeals	22	10
	68.75%	31.25%
Enforcement appeals	4	0
	100%	0%

The higher the number of appeals allowed, the more The Planning Inspectorate (PINS) is going against the council's decisions, so a low figure of appeals allowed (upheld) is clearly preferable. For context the national average for planning appeals allowed annually has historically been around 34% post NPPF.

### Revenue income 2022/23

Income for Planning and Discharge of Condition applications continues to exceed projected for the financial year 2022/23.

As part of the budget monitoring process the year end income figure has been adjusted from £1,100,000 to £1,500,000 and this has been reflected in the table below.

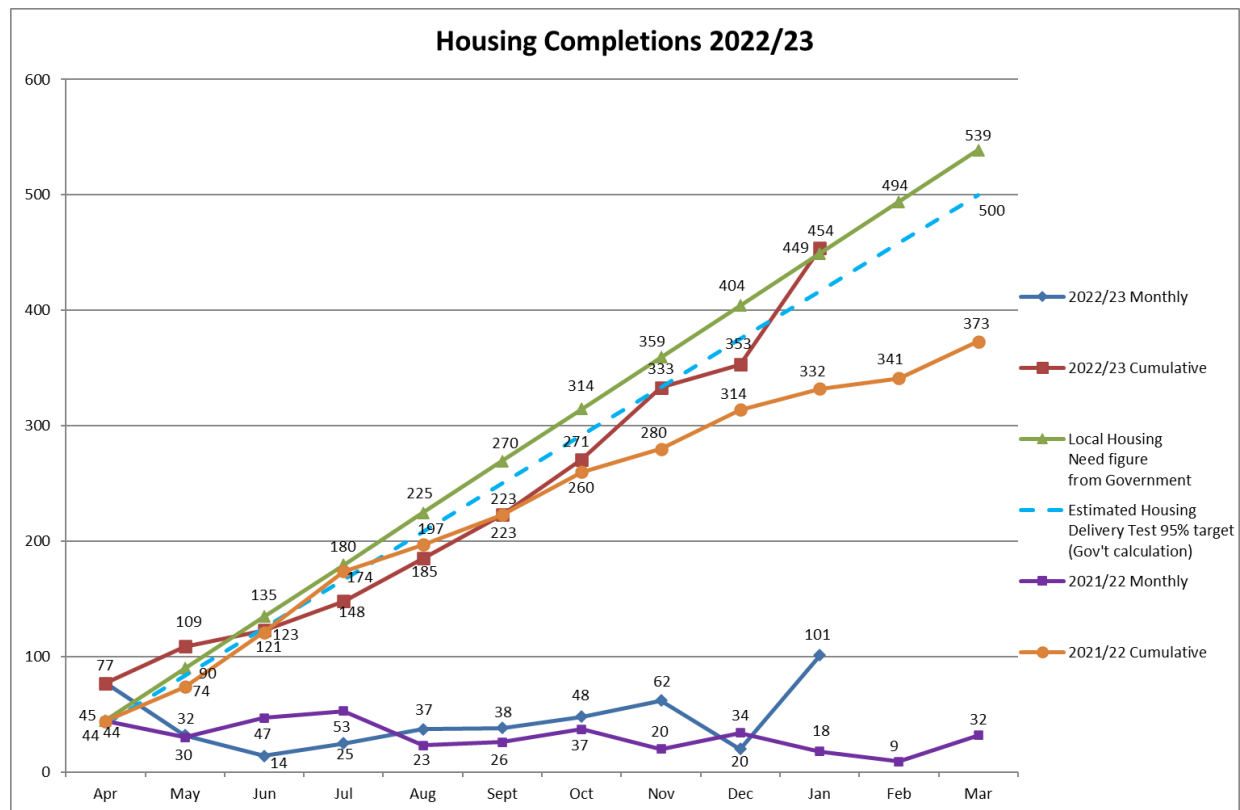
Projected	Actual	Variance with projected
April 22 – Jan 23	April 22 – Jan 23	
£1,250,000	£1,496,234	<b>+£246,234</b>

## Housing Completions

Housing completions in January are higher than the previous year and we are currently higher than the Local Housing Need Figure, with 101 completions recorded in January 2023.

The increase is a result of additional information from the Council Tax team, detailed monitoring of the allocated development sites in the Local Plan and a mapping update from Ordnance Survey.

As reported above in the update on recruitment there will be additional resources allocated to assist with this important monitoring process.



## Community Infrastructure Levy (CIL)

The first round of CIL Funding Applications opened on 1<sup>st</sup> January and closed on 1<sup>st</sup> February 2023.

In Summary:

- The Total CIL Funding to date, available to be allocated to projects is £1.6m
- 45 Project Applications have been received
  - 44 for £30k or less to be allocated by the Panel
  - 1 from Docking for £70k, for approval by cabinet
- Total Requested £718,086.45 with proposed match funding of 57%

The CIL Spending Panel will meet on 13<sup>th</sup> March 2023 to review the applications with decisions made and funding allocated by mid/end March 2023.

## **South East King's Lynn Growth Area Framework Masterplan consultation**

The Masterplan has now been adopted as a Supplementary Planning Document (SPD).

### **Local Plan**

The Inspectors' Letter and Note regarding the further work required has been received and is available on the Examination page of the website.

A local Plan Task Group meeting will be arranged to provide an update.

### **Medworth**

The examination timetable has now been produced, and is available to view on the council's website. Councillors and parish councils have also been updated on the latest position.

### **Meetings Attended** (including Teams Zoom and YouTube)

Portfolio Meetings, Development and Regeneration	
Planning Committee	Planning Committee Sifting
Regeneration and Development Panel	Corporate Performance Panel
Cabinet Cabinet Siting	Cabinet Briefings
Full Council	
Various Meetings with Officers	Town Fund Project Board

### **Major Housing Projects**

Nora 4 (Nar Valley Park) - Project continues to progress well despite difficult market conditions. Completion due May 2023. Profit estimated at £2.5m

Southend Road Hunstanton - Project viability is being significantly changed by inflation in the labour and materials market. The project is experiencing delays because of technical approvals needed to proceed with some elements of the works. Delays mobilising and agreeing temporary works has resulted in around 3 months delay. Completion expected January 2024.

Salters Road - Risks largely relate to current construction market conditions and the potential for price inflation. Technical and legal issues remain regarding the delivery of the project that require resolution. However, issues are manageable. Completion expected September 2024

Parkway - Scheme costs have increased since scheme initiation and need managing carefully to ensure scheme viability. Timescales for the project remain tight but deliverable. Completion expected May 2026.

### **Regeneration**

[King's Lynn Town Deal Status Update – February 2023](#)

BUSINESS CASE	BUSINESS CASE APPROVAL STATUS	PROGRESS UPDATE	KEY RISKS
<b>PROJECT 1 Youth &amp; Retraining Pledge</b>	Approved – in delivery phase	<ul style="list-style-type: none"> <li>Commissioning of activities has begun with providers on framework</li> <li>Recruitment of young people well underway</li> <li>Continuing networking with organisations that work with young people that are NEET</li> </ul>	<ul style="list-style-type: none"> <li>Failure to recruit support organisations/volunteers</li> <li>Failure to recruit participants into the project</li> <li>Failure to recruit SME's</li> </ul>
<b>PROJECT 2 Public Realm</b>	Approved – in delivery phase	<ul style="list-style-type: none"> <li>Project call to Artists issued Dec 22; currently being evaluated.</li> <li>Rail Station Street Furniture installation complete</li> <li>Revised design &amp; build procurement approach underway for Pop up kiosks – planning application pending</li> <li>Purfleet Arch design progressing – planning application pending</li> </ul>	<ul style="list-style-type: none"> <li>Price increases on proposed interventions</li> <li>Supplier/contractor supply issues</li> <li>Impact of procurement issues on programme and</li> </ul>
<b>PROJECT 3 Multi User Community Hub</b>	Approved – in next stage of development phase	<ul style="list-style-type: none"> <li>Site acquisition near completion</li> <li>Heads of Terms to be agreed for funding agreement with BCKLWN</li> <li>Procurement of D&amp;B contractor underway</li> <li>Next phase of consultation to commence</li> </ul>	<ul style="list-style-type: none"> <li>Uncertainties around inflation /unforeseen build challenges impacting build costs</li> <li>Delays to project: e.g. property purchase, planning permission</li> </ul>
<b>PROJECT 4 Riverfront Regeneration</b>	Approved – in next stage of development phase	<ul style="list-style-type: none"> <li>Interim Project Manager appointed</li> <li>Stakeholder workshop planned for March 23 to commence next design phase</li> </ul>	<ul style="list-style-type: none"> <li>Securing investor/developer partner</li> <li>Planning permissions</li> <li>Timescales</li> <li>Revenue implications from agreed scheme</li> </ul>
<b>PROJECT 5 Active &amp; Clean Connectivity</b>	Approved – in next stage of development phase	<ul style="list-style-type: none"> <li>Active Travel Hub; Invuu commissioned to prepare RIBA stage 3 for Baker Lane site.</li> <li>Motability ways appointed Travel Plan engagement June/July/August 2022. Capacity for 2 further businesses to be recruited.</li> <li>Heads of Terms to be agreed for funding agreement with BCKLWN for LCWIP schemes</li> <li>Detailed feasibility of LCWIP schemes progressing</li> <li>Progressing preparation of behaviour change programme</li> <li>Engagement on the Active Hub Designs launched December 22</li> </ul>	<ul style="list-style-type: none"> <li>Planning &amp; permissions for schemes</li> <li>Member, stakeholder, and public support for Active Travel measures</li> </ul>
<b>PROJECT 6 St George's Guildhall and Creative Hub</b>	Approved – in next stage of development phase	<ul style="list-style-type: none"> <li>Updated Communications Plan prepared</li> <li>Progression of Meanwhile uses and activities at the centre.</li> <li>CIO submission to Charity Commission. Founding directors appointed.</li> <li>Procurement of lead design team for RIBA stage 2 &amp; 3 commenced.</li> <li>Learning &amp; Engagement Officer to be recruited</li> </ul>	<ul style="list-style-type: none"> <li>Continued engagement with site occupiers</li> <li>Securing further match funding</li> <li>Community &amp; stakeholder engagement</li> </ul>