

## **CABINET MEMBERS REPORT TO COUNCIL**

**30<sup>th</sup> March 2023**

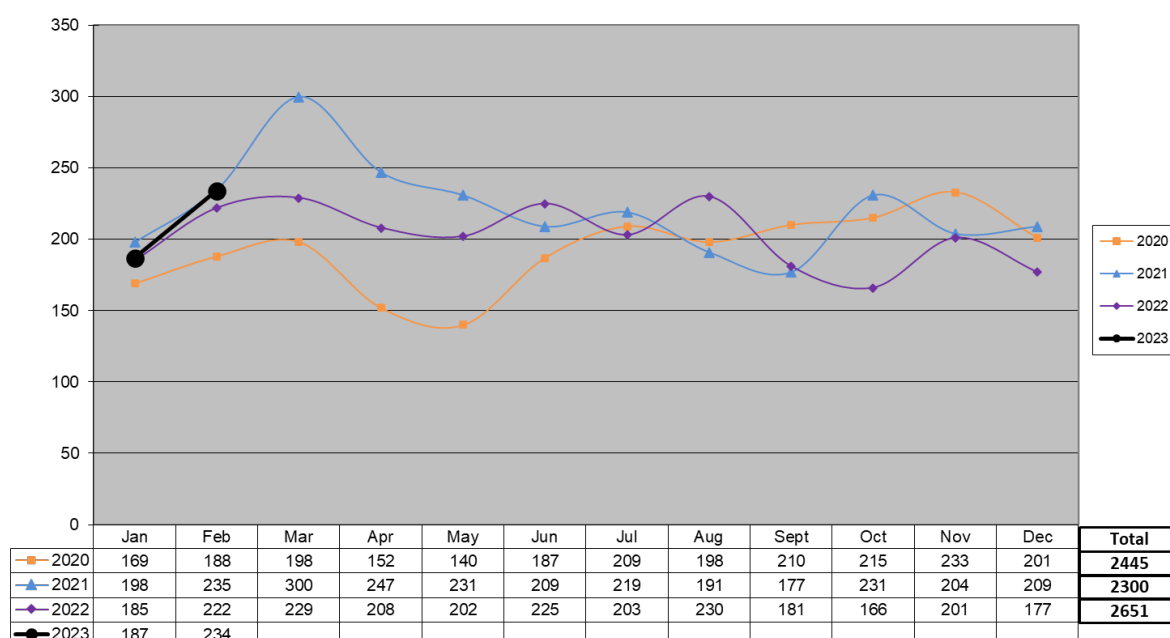
### **COUNCILLOR RICHARD BLUNT - CABINET MEMBER FOR DEVELOPMENT & REGENERATION**

For the period from 23<sup>rd</sup> February 2023 – March 17<sup>th</sup> 2023

#### **1 Progress on Portfolio Matters.**

##### **Planning and Discharge of Conditions applications received**

Planning and discharge of condition applications received



234 applications received in February and therefore application numbers are up slightly on the previous year.

##### **Progress with recruitment**

Assistant Planning Policy Officer appointed and due to start 11 April 2023.

Temporary Senior Planning Policy Officer contracted for a period of six months.

Following interviews for the Arboricultural Officer on 10<sup>th</sup> March and Principal Planner on 13<sup>th</sup> March, the posts have been offered to and accepted by the successful candidates subject to the usual reference checks.

Interviews for the Monitoring and Compliance Officer post will take place on 23<sup>rd</sup> March.

An advert will be placed to recruit a Technical Support Team Leader within the planning validation team. We tried to fill this post at the end of 2022 but were unsuccessful.

**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.

	1/3/20 – 28/2/21	1/3/21 – 28/2/22	1/3/22 – 28/2/23
No. of Major dwelling applications rec'd	17	23	20
No. of Minor dwelling applications rec'd	303	299	312
No. of Householder applications rec'd	707	876	754
<b>Total</b>	<b>1027</b>	<b>1198</b>	<b>1086</b>

\*Minor dwelling applications = up to 10 units

Major dwelling applications = over 10 units

**2022/23 performance for determining planning applications 1/3/22 – 28/2/23**

	<b>National target</b>	<b>Performance</b>
<b>Major</b>	60%	89.5%
<b>Non – Major</b>	70%	87.4%

**Appeal Performance – decisions made by The Planning Inspectorate 1/3/22 – 28/2/23**

	<b>Dismissed</b>	<b>Allowed</b>
Planning appeals	23	10
	69.7%	30.3%
Enforcement appeals	3	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.

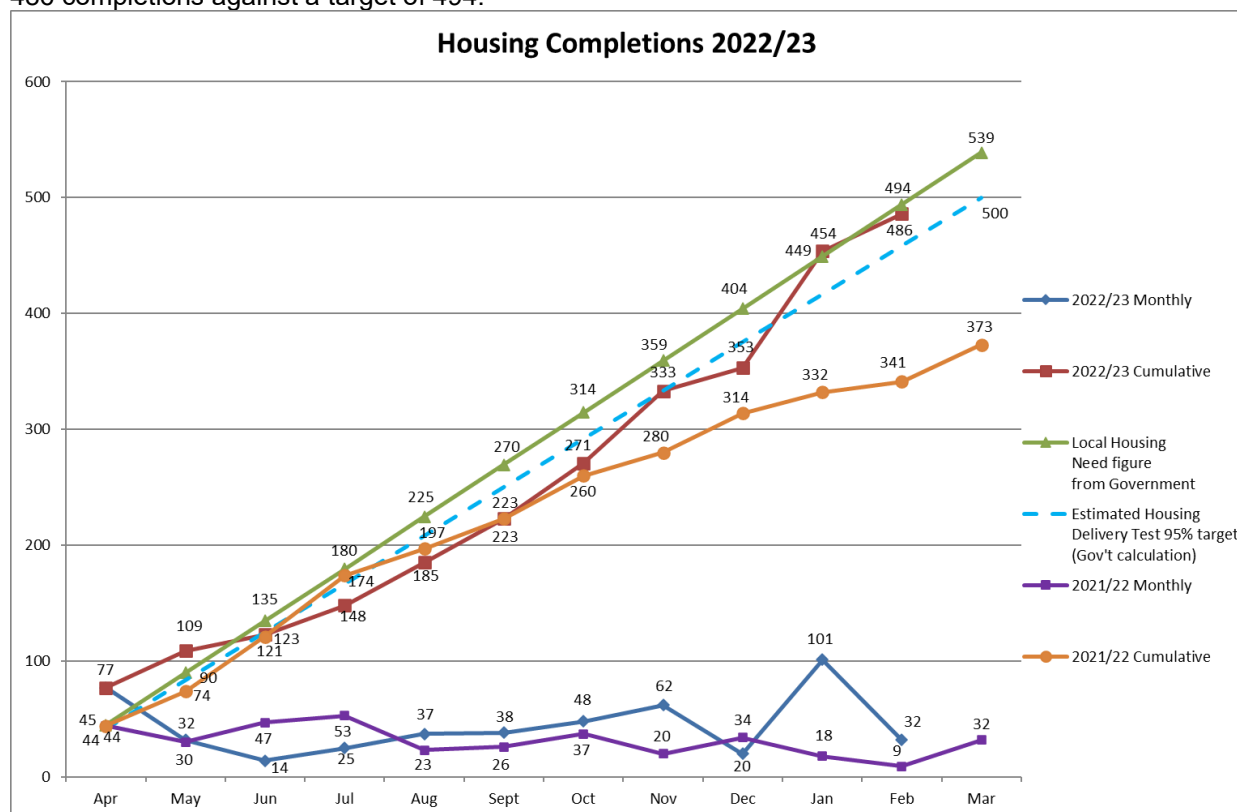
As part of the budget monitoring process the year end income figure has been adjusted from £1,100,000 to £1,500,000 and this has been reflected in the table below.

<b>Projected</b>	<b>Actual</b>	<b>Variance with projected</b>
April 22 – Feb 23	April 22 – Feb 23	
£1,375,000	£1,609,008	<b>+£234,008</b>

On 28<sup>th</sup> February 2023, the Government published a consultation document: Stronger performance of local planning authorities supported through an increase in planning fees. It is proposed that planning fees for Major applications will increase by 35% and 25% for non-Major applications, adjusted annually in-line with inflation. Government intends introducing the new fee increase in summer 2023 and it will be ringfenced for spending within the planning department. With the increase in fees will come additional performance measures the planning department will need to meet. The consultation ends on 25<sup>th</sup> April 2023.

## Housing Completions

32 housing completions in February and currently just under the projected Local Housing Need figure, 486 completions against a target of 494.



## Community Infrastructure Levy (CIL)

The CIL Spending Panel met on 13<sup>th</sup> March to consider 45 Infrastructure Project applications with a total request of £718,086.45. The formal decisions of the Spending Panel will now be issued to the applicants for projects under £30,000 and the single project over £30,000 will be referred to Cabinet to ratify the decision. The next round of applications will open on 1<sup>st</sup> July 2023.

## Local Plan

The Inspectors' Letter and Note regarding the further work/evidence required has been received and is available on the Examination page of the website. It suggests a deadline of 28<sup>th</sup> April to provide the further work/evidence required.

The way forward in response to the Inspectors letter and note has been discussed at Local Plan Task Group and Cabinet, and is to be considered at this Council meeting.

## Medworth

The examination timetable has now been produced, and is available to view on the council's website. The Planning Inspectorate have until 21<sup>st</sup> August 2023 to complete their examination, and make a recommendation to the secretary of state.

## Meetings Attended (including Teams Zoom and YouTube)

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

### Major Housing Projects

- Nora 4 (Nar Valley Park)
- First units completed Mar 2022. 94 homes to be completed this financial year (2022 /23) and 11 homes completed in 2023/24. 3 sales completed to end July 2022. 24 no. sales homes reserved, with 7 no early bird interest, with only 3 homes available for sale. 10 PRS homes Let by WNPL.
- Hunstanton Southend Road  
Works commenced on site May 2022. Completion due November 2023. Works on foundations commenced.
- Hunstanton Bus Station  
Review ongoing
- Parkway  
Discharging pre-commencement conditions. Expected SoS November 2022, delayed due to discharge of conditions delays.
- Salters Road  
Groundworks complete. Contract negotiations with Freebridge near ongoing, delayed due to legal due diligence issues. Main works ready to commence.
- Waveney Road  
Pre-app submitted April 2022 – decision due July 2023 – still awaiting decision
- NORA 5  
Initial Design, Open Market Housing & Specialist Extra Care housing being considered.  
Initial site investigations and due diligence ongoing.  
Local Housing Market analysis to inform design ongoing