

CABINET MEMBERS REPORT TO COUNCIL

24 August 2023

COUNCILLOR JIM MORIARTY – DEPUTY LEADER AND CABINET MEMBER FOR DEVELOPMENT AND REGENERATION

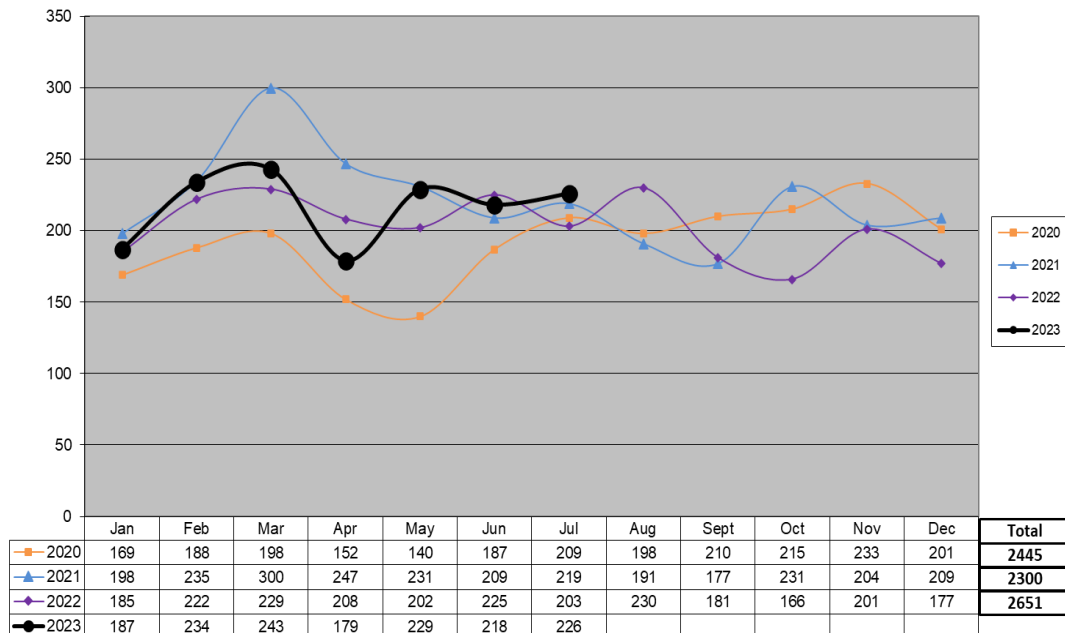
For the period July to 10 August 2023

1 Progress on Portfolio Matters.

Firstly, I would like to thank officers for their help in compiling this report.

Planning and Discharge of Conditions applications received

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Planning and discharge of condition applications remain high, averaging 217 per month, 7 higher per month compared to last year.

Progress with recruitment

We are still unable to recruit a Principal Planner in Development Management and a Planning Policy Manager. Alternative options are being considered to ensure these important positions are recruited to as soon as possible.

Two Technical Support Officers have been appointed and should commence late August / early September.

The Planning Enforcement Customer Support Officer has been successful in being recruited to the Address Management Officer post. The recruitment process is underway to fill the vacant Customer Support Officer role.

Major and Minor dwelling applications and householder applications received comparison

	1/8/20 – 31/7/21	1/8/21 – 31/7/22	1/8/22 – 31/7/23
No. of Major dwelling applications rec'd	27	20	17
No. of Minor dwelling applications rec'd	339	309	303
No. of Householder applications rec'd	900	814	672
Total	1266	1143	992

*Minor dwelling applications = up to 10 units
10 units

Major dwelling applications = over 10 units

2022/23 performance for determining planning applications 1/8/22 – 31/7/23

	National target	Performance
Major	60%	87%
Non – Major	70%	85%

Appeal Performance – decisions made by The Planning Inspectorate 1/8/22 – 31/7/23

	Dismissed	Allowed
Planning appeals	35	11
	76%	24%
Enforcement appeals	6	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.

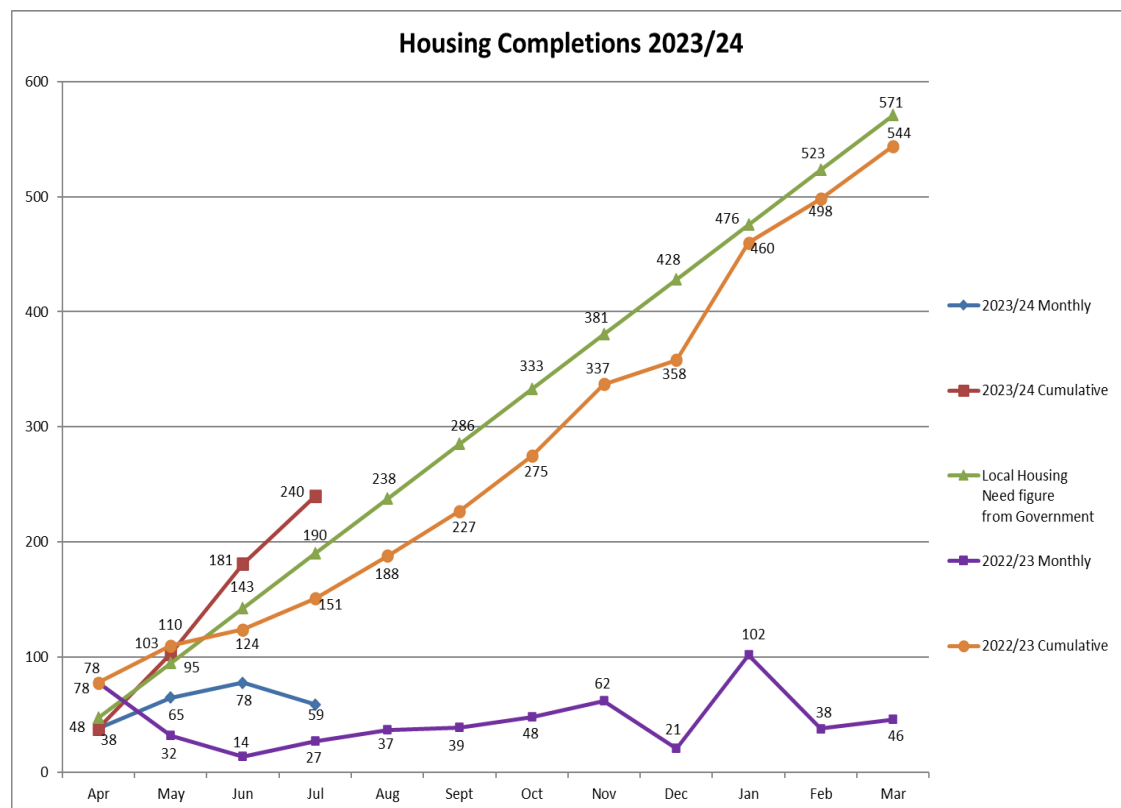
Revenue income 2023/24

Planning and discharge of condition applications are up slightly compared to the same period last year. However, income is significantly lower. We will continue to monitor against a current full year projected income of £1,600,000.

Projected	Actual	Variance with projected
April 23 – July 23	April 23 – July 23	
£533,333	£376,353	-£156,980

Housing Completions

78 houses completed in June and 59 in July. Currently completions are up 50 on projected based on a local housing need figure from Government of 571 and 89 up compared to the same time last year.



Community Infrastructure Levy (CIL)

FY23_2 Funding Application – Opened 01 July – Closed 01 Aug

We have received 59 funding applications, totalling just over £2.3m. The total CIL Funds available, to be allocated to projects is £1.1m.

The funding applications will be scored by Officers in accordance with the CIL Governance Criteria, and a report published for the CIL Spending Panel Meeting which will be held on 29 August.

The Panel will review the applications; allocate funding up to £30k and make recommendations to Cabinet for 14 applications that have requested over £30k.

Below is a summary of CIL Infrastructure Funding, allocation and spend to date.

	Allocated	Spend	Allocated Not Spent	
FY21/22 Totals	£1,207,813.47	£116,354.13	£1,091,459.34	
FY22/23 Totals	£1,449,710.28	£939,758.50	£1,601,411.12	
FY23/24 Totals	£84,314.68	£466,895.41	£1,218,830.39	
TOTALS	£2,741,838.43	£1,523,008.04	£1,218,830.39	
Reserved awaiting TORs	Current Income upto FY22/23	Unallocated remaining Less Reserved	Actual - Unallocated Remaining	Total to be allocated incl current income
£70,000.00	£3,937,307.26	£1,125,468.83	£1,195,468.83	£1,125,487.07

The reserved fund, relates to the Docking £70k application, submitted during the last round of funding (FY23_1 closed 01 February). During the decision making process, this application was sent to R&D for review. R&D have requested a re-evaluation of the project, by the Spending Panel. This project will be an agenda item, for the Panel Meeting on the 29 August.

All successful applications will need to agree to the Terms and Conditions of the funding, and then money will be formally allocated. Unsuccessful applicants will be notified, and provided with feedback.

Officers monitor project progress, and once funding decisions have been made, all projects can be viewed on line https://west-norfolk.objective.co.uk/portal/cil_folder/

All information relating to CIL Infrastructure Funding, can be found within the CIL Governance Document.

Planning Control update

The Government has consulted on raising planning fees, and it is understood that these are due to be implemented in April 2024.

A planning agents forum was held at the town hall on 19 July, which was well attended. Officers provided an update on key issues such as conservation, ecology and trees, as well as the usual planning policy, admin and control updates. Planning officers also attended, and were available to discuss any issues raised during and after the event.'

Town Deal Projects Update 09-08-23

Riverfront Regeneration: Graeme Massie Architects (GMA) have been appointed as architect led design team, to continue the development of the project through RIBA stage 3 and beyond. Pulse Consult (PC) have been appointed as project managers and Andrew Morton Associates (AMA) as quantity surveyors using the new

framework contract completing the professional services appointments. PC are now developing the Project Execution Plan and finalising the project programme. AMA will now start to develop the cost plan and test the budgets so we can prioritise works if necessary. The procurement strategy for construction works will be finalised this month. The budget for the professional fees included in the business case has been exceeded, by approximately £60k, and we are looking at ways to mitigate this. GMA have developed three working options for the Custom House trying to maintain as much flexibility in its use for light food and beverage, events, meetings and exhibitions. The differences in options relate to the amount of adjustment to the building fabric to achieve the layout. These will now be consulted with conservation officers and Historic England. These options address the accessibility of the building and the impact on the existing structure of making it fully accessible. Work is starting now on developing ideas for the Devils Alley end of the site but haven't progressed significantly since RIBA stage 2 but we plan to development of this area of work in August. Discussions have started on the events programme and initial meetings been held with placemaking specialists who curate public realm activities with a view to developing a framework for use of the spaces.

Rail to River: Art Trail: the designs for 2 pieces of artwork have been developed. These will be sited on the forecourt of the railway station and on the St James Swimming Pool building. These have been developed in consultation with local schools, when final detailed plans prepared, submitted for planning consent. This submission is targeted for September and installation will take place in early spring 2024. The digital sign located at the railway station has received planning consent and we await the final sign off from Network Rail, which is imminent. The target installation date is end of October. We are working with Comms team and our tourism officer to develop a framework for placing advertisements/notices. Purfleet Street arch and the pop ups/street furniture designs are complete and the planning and licensing applications to NCC have been made. These will be presented at October planning committee. The target date for installation in January. The licenses with the building owners for the archway are in progress. Installation of utilities to service these works are in progress. These schemes have been presented to the Public Realm Working and Repurposing Group. Completed works include fingerpost signage, new seating and benches and trees at the station and along the R2R route and the provision of a new cycle storage hub pilot area on Baker Lane car park. Overall, the project is still within budget but under pressure from rising infrastructure costs.

Local Plan

The further evidence base documents (that the Inspectors requested following the examination hearings) will be out for public consultation early September at the request of the Inspectors. This will be a six week consultation and everybody on our consultation data base will be advised automatically and details will be made available on the Council's web site.

Comments are **only** sought on the evidence base documents out for consultation. Responses to the consultation will be considered by the Inspectors in due course.