

CABINET MEMBERS REPORT TO COUNCIL

Date of Council Meeting

COUNCILLOR ... - CABINET MEMBER FOR ...

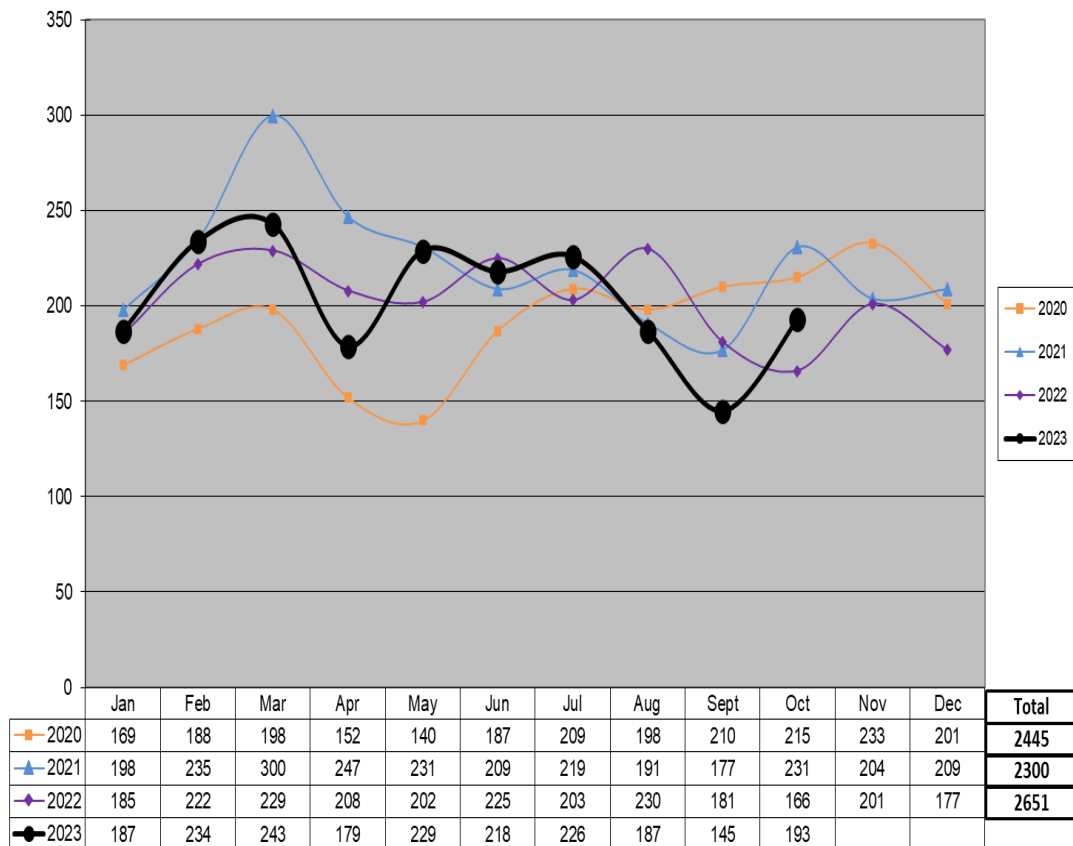
For the period ... to ...

1 Progress on Portfolio Matters.

Planning and Discharge of Conditions applications received

There was an increase in Planning and discharge of condition applications in October, 193. Total application numbers at the end of October are exactly the same as last year.

Planning and discharge of condition applications received



Progress with recruitment

Planning Control – the South Team Graduate Planner post has been offered and we are waiting for a start date.

Planning Policy – Claire May, the Planning Policy Manager, retires on 30 November 2023, and we are currently looking to get a suitable date to interview shortlisted applicants. Interviews have also taken place on the 9th and 15th November for a new Assistant Planner.

Planning Enforcement – the Customer Support Officer post has been offered and we are waiting for a start date.

Major and Minor dwelling applications and householder applications received comparison

	1/11/20 – 31/10/21	1/11/21 – 31/10/22	1/11/22 – 31/10/23
No. of Major dwelling applications rec'd	29	17	16
No. of Minor dwelling applications rec'd	338	300	284
No. of Householder applications rec'd	910	779	643
Total	1277	1096	943

*Minor dwelling applications = up to 10 units Major dwelling applications = over 10 units

2022/23 performance for determining planning applications 1/11/22 – 31/10/23

National target Performance

Major	60%	88%
Non – Major	70%	90%

Appeal Performance – decisions made by The Planning Inspectorate 1/11/22 – 31/10/23

	Dismissed	Allowed
Planning appeals	35 67%	17 33%
Enforcement appeals	5 100%	0 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 National Planning Policy Framework (NPPF).

Revenue income 2023/24

As part of budget monitoring the projected income for planning and discharge applications has been adjusted from £1,600,00 to £1,100,000 and the figures in the table below reflect the revised projected income.

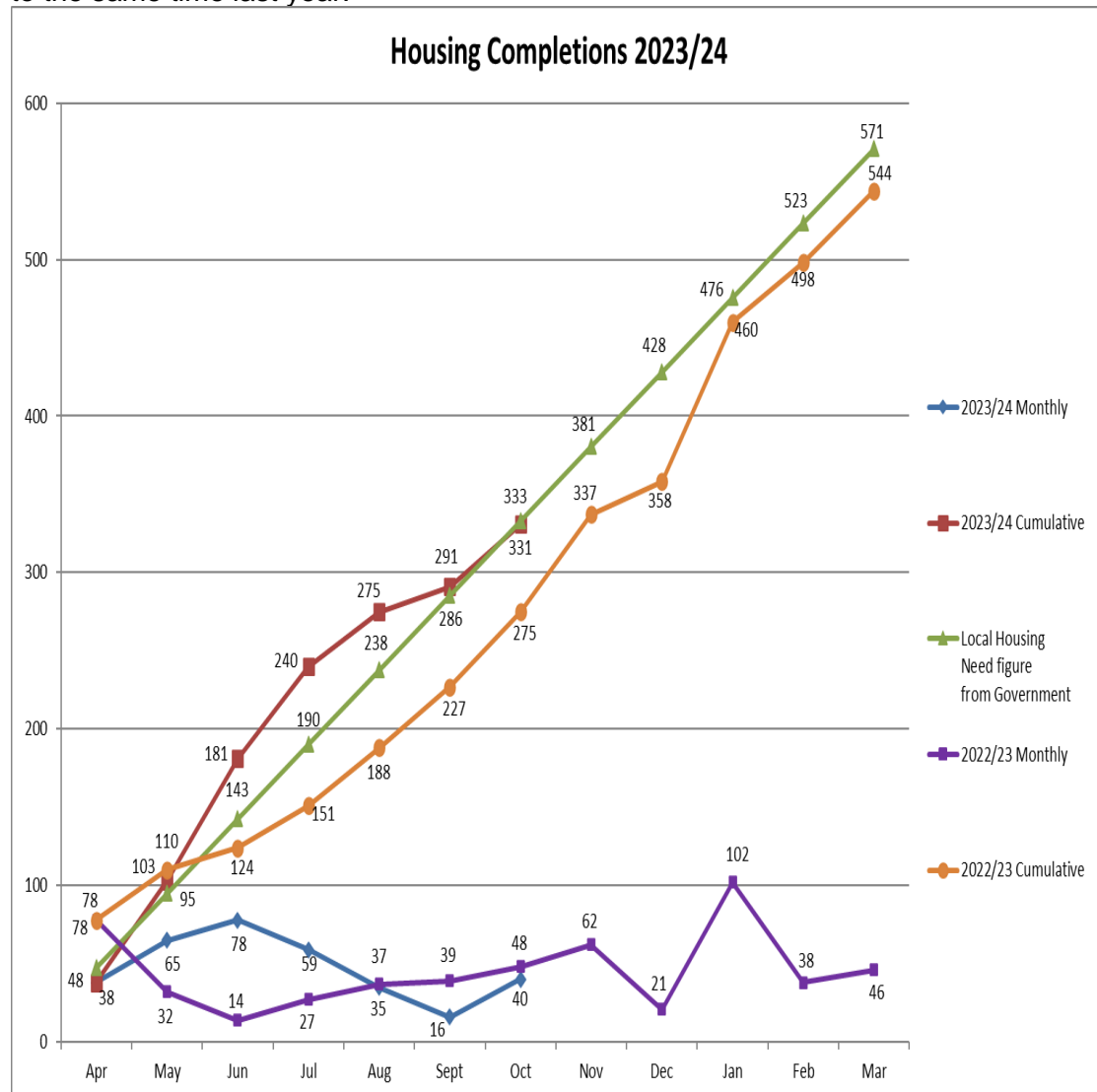
Planning fees are scheduled to increase, potentially by the end of 2023. Fees for Major applications will increase by 35% and Non-Major applications by 25%. Pre-

application fees will also increase as they are based on a percentage of the planning fee.

Projected	Actual	Variance with projected
April 23 – Oct 23	April 23 – Oct 23	
£641,667	£624,237	-£17,430

Housing Completions

40 houses completed in October. Currently completions are down 2 on projected based on a local housing need figure from Government of 571 and 56 up compared to the same time last year.



Planning Control update

Claire Wiggs (Senior Ecologist) provided Biodiversity Net Gain (BNG) training to Planning Committee on 1st November 2023. Further training on appeal costs and Part Q (agricultural barn conversions) is scheduled for 29th November 2023. The Levelling Up and Regeneration Act received Royal Assent on 26th October 2023.

The provisions relating to planning control and enforcement will come into force on 26th December 2023 and Members will be briefed in due course.

CIL Update – A Special Meeting of the Cabinet is considering the recommendations of the Community Infrastructure Levy (CIL) Spending Panel for applications for projects over £30,000 on 20th November 2023. In preparation for CIL Spending Applications for 2024, the CIL Spending and Governance Policy document and Terms of Reference have been amended to reflect the comments of the CIL Spending Panel and will be considered by Cabinet on 5th December 2023. The next round of applications will open on 1st January 2024.

Local Plan Update

The consultation on the additional evidence base finished on 20 October 2023. A total of 51 representations were received with a total of approximately 450 comments. The representations are in the process of being summarised and will be sent to the Inspectors for their consideration. A summary of the representations received will be the subject to a report to the Local Plan Task Group on the 22 November 2023.

A few sites have been submitted for consideration as part of the ‘Call for Sites for Traveller Sites’ which is due to finish on the 10 November 2023. Officers are in the process of assessing these and will be subject of a future report.

Neighbourhood Planning Update

Since summer 2023, throughout the Borough there has been significant progress with neighbourhood planning. As of July 2023, there were 14 “made” (adopted Plans in force).

Since July 2023 several other Neighbourhood Plans are actively coming forward through the process. Details are set out as follows (as of 8 November 2023).

Recently “made” Neighbourhood Plans

	Current position
Burnham Market Neighbourhood Development Plan 2022-2036	Passed at referendum, 21 September 2023; “made” 26 September 2023
Stoke Ferry Neighbourhood Plan 2022-2036	Passed at referendum, 24 August 2023; “made” 29 August 2023

Emerging Neighbourhood Plans

	Current position
Downham Market Neighbourhood Plan	1 st draft Plan (Regulation 14) consultation October/ November 2021 – preparation subsequently stalled; Plan submission anticipated 2024
Gayton and Gayton Thorpe Neighbourhood Plan 2019-2036	Decision Notice issued 19 September 2023; due to go to referendum, 9 November 2023
Grimston, Pott Row, Roydon and Congham Neighbourhood Plan 2017-2036	Examination commenced August 2023; anticipated to finish in early 2024
Marshland St James	“Call for sites” December 2023; 1 st draft (Regulation 14) version Plan anticipated for publication, spring/ summer 2024
North Wootton Neighbourhood Plan 2022-2036	Submitted, 12 September 2023; followed by pre-examination (Regulation 16) consultation, due to finish 24 November 2023 (examination to commence early-2024).

Old Hunstanton Neighbourhood Plan 2021-2036	Examiner's report published 3 July 2023; subsequent consultation on Proposed Modifications of the Examiners Report (proposed deviation from Examiner's Recommendations) finished 18 October 2023 .
	Decision Statement to be finalised November 2023, allowing Neighbourhood Plan to go to referendum in early 2024
Pentney Neighbourhood Plan	1 st draft Plan (Regulation 14) consultation March-May 2023; Plan submission anticipated 2024
Ringstead Neighbourhood Plan	Preliminary draft Plan subject to consultation with Environment Agency/ Historic England/ Natural England (March/ April 2023), regarding Strategic Environmental Assessment/ Habitat Regulations Assessment – further work needed before publication; 1 st draft Plan (Regulation 14) consultation anticipated 2024
Wattlington Neighbourhood Plan 2019-2036	Decision Notice issued 16 October 2023; due to go to referendum, 7 December 2023
In addition, several other Parishes are designated Neighbourhood Areas, but progress with plan-making is unknown or at an early stage	Dersingham; Great Massingham; Ingoldisthorpe; Outwell; Shouldham; Syderstone; Tilney St Lawrence; Walpole; Walpole Cross Keys (review of 2017 Neighbourhood Plan); West Dereham

The Gayton and Gayton Thorpe Neighbourhood Plan passed at referendum, it is expected this will be “made” (adopted) by the time the Full Council meets (23 November 2023).

Town Deal Project Updates

Riverfront Regeneration:

Graeme Massie Architects (GMA) has been further developing the Royal Institute of British Architects (RIBA) Stage 3 designs for the Custom House and Devils Alley areas of the Riverfront site to enable the cost plan to be built and tested further. We have provided further detail of potential set up for the Custom House with exhibition space at ground floor. We believe this space would be best set up as a light Food and Beverage (F&B) offering, with exhibition at the first floor but layouts can be reconfigured for special occasions.

In the past month we have progressed consultation with the borough's conservation officers and planners, with the Environment Agency and with the borough's insurers. The project costs however are being reviewed for the project as a whole, and the budgets are being rebalanced to as necessary whilst still ensuring the outcomes of the Town Deal Funding are met.

Work is progressing on developing the stakeholder management plan and public consultation work for the events/cultural uses of the Riverfront using a placemaking specialist, We Group. The stakeholder mapping has been prepared in draft and is being reworked to take on board comments.

Rail to River:

Art Trail: the designs for 2 pieces of artwork have been developed. The Grey Goose Feather will be located at the railway station forecourt and the River will be mounted on the St James Swimming Pool building façade wrapping round the building from the car park to Blackfriars Street.

The artwork planning applications have both been submitted as has the Network Rail license for the feather artwork. Installation is scheduled for February/March 2024.

The digital sign located at the railway station has been delayed waiting for the screen to arrive from China but will be available shortly. We are working with the comms and tourism team to create some initial content and protocols for content creation with the operations team taking over the running of the sign when works are complete.

Purfleet Street arch and the pop ups/street furniture designs are complete and the borough planning application and Norfolk County Council (NCC) licensing applications have all been consented.

The licenses with the building owners for the archway are in progress. Both have consented in principle but Ben Warren Properties has recently applied for planning consent to convert the upper floors of Cashino into apartments and are now objecting to the pop-ups street furniture locations in the turning circle and using license agreement as leverage for a change.

These schemes have been presented to the Public Realm Working and Repurposing Group.

Overall, the project is still just within budget but the ongoing application of interim PM fees which are being attributed to the project is now taking it over and so costs are being reviewed again.