

## **CABINET MEMBERS REPORT TO COUNCIL**

**24 July 2019**

### **COUNCILLOR K WARD - CABINET MEMBER FOR PLANNING**

For the period June 2019 to July 2019

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

##### **Development Management Performance**

Figures for performance reporting are being calibrated for the qualifying period of the last 24 months in our new "In Phase" system. I am unable to report in full on those figures. I will report those details verbally to the meeting.

As reported in June figures were:

Speed: Majors at 92.4% and Non- major applications 94.2% were determined with statute periods or agreed time extensions.

Quality: Majors no appeal decision have been overturned; Non-major developments 0.9% (rising by 0.3%)

No fees were refunded as a result of requests made following failure to determine the cases in 26 weeks.

##### **Planning Policy**

Local Plan Review:

I reported a contemporary update on local plan matters in the June report, other than noting that the Local Plan Review consultation on the first Draft of the new Local Plan has now closed and that officers are collating those responses there is little to add to that earlier update.

Housing Delivery and Supply

For information I reported in June that:

*"This year was the first year when a new Housing Delivery Test(HDT) was applied by government. This test compares housing completions with the requirement for homes over a three-year period and failure to meet the test results in the introduction of various sanctions. Housing completions have remained at reasonably high levels (534 new dwellings in 2018-19) and NNDC passed the new test by some margin, delivering 126% of the housing requirement for the District. A new Five Year Land Supply Statement will be prepared shortly. This looks forward at likely*

*future rates of development and assesses if the supply of sites is sufficient to deliver the required growth. Early indications are that the position may be fairly marginal pending the preparation of the new Local Plan when new development sites will be released.”*

I have spoken with officers and note a report will be heard at the forthcoming working party on 22 July. We will continue to work through the preparation of the updating of the Five Year Housing Supply report and will update once compilation has been completed.

### **Major Developments**

The process of supporting consultation on Three National Infrastructure off shore wind energy projects is ongoing.

Work continues on the major housing development proposals for Roughton / Cromer, and also for Beresford Close, Holt. Officers have requested that members visit the Beresford Close, Holt in August ahead of a forthcoming Development committee report.

The development team are meeting with Trinity College and to update and negotiate on outstanding issues for the current planning application proposing circa 950 dwellings at Fakenham. Officers have agreed an extension of time period for the determination of this application with the applicants which runs until the end of July.

### **Building Control**

Incomes show a Year-end initial budget surplus circa. £30,000, First 3 months of 2019/20 surplus stands at 16,000

CIPFA guidelines indicate maintaining a balanced budget between 1 and 5 years max. Current 5-year surplus is approx. £180,000. Considerations include i) reinvesting a proportion back into the service; and or ii) proportionally reduce fees to run at a deficit to bring the surplus down. Report will be taken to consider reinvestment

The Hackitt Report was released on 6 June,2019, Government consultation has been released recommending undertaking all recommendations of Hackett Report. Final representations on this consultation close on 31/07/19. It remains proposed that high rise buildings can only be dealt with by LABC. NNDC are not directly affected as currently have no buildings greater than 6 stories. Scope within the consultation to increase the types of buildings as high risk which may later affect us. General change in industry strategy in relation to performance standards, risk assessments and proven qualification of surveyors that will have an effect on NNDC Building Control.

Current issues being faced by Approved Inspectors has led to 4 of them losing insurance cover, Aedis who operate in our area are one of these and 16 of their applications are currently being reverted to Local Authority Control. Numerous other Approved Inspectors have insurance renewals coming up and this situation could become exacerbated.

LABC and LGA anticipate an increase in workload to Local Authority's to be between 15-30% if the trend continues.

I am delighted to say that our Building Control team were nominated for 5 awards in the LABC for the eastern region, Church Farm Barn East Ruston won for the best extension (following its Graham Allen Success), and the Wells Malting theatre won best public building and Stow Mill was highly commended for best conversion. Those projects will go forward to the national LABC awards ceremony on 8 November. Details of the awards are via this link:

<https://www.labc.co.uk/awards/east-anglia-winners-and-highly-commended-2019>

This success follows on from regional success and national nominations last year, we can be proud of the collaborative working of our team with business partners and its recognition by the construction industry.

### **Conservation, Design & Landscape**

Officers have received and reviewed final drafts from Purcell in relation to the Glaven Ports Conservation Area Appraisals. The Planning Policy & Built heritage Working Party agreed recommendation on 15 April. Those recommendations were reported to Cabinet at the meeting of 8 July 2019, and were approved as follows:

- 1. To adopt the four Glaven Port Appraisals for statutory planning purposes and for the Appraisal documents to become material considerations in the planning process.*
- 2. To agree the proposed boundary changes as recommended in the draft Appraisal documents and that they be published in accordance with the Planning (Listed Buildings & Conservation Areas) Act 1990.*
- 3. To agree the proposed Local Listings as identified within the draft Appraisal documents.*

As adopted the Glaven Ports Conservation Area Appraisals and local listings will be actively promoted as a material consideration within the development management process.

Nominations for the Graham Allen Design Awards closed on 8 July. Members will be requested to authorise an 8-member panel to be set up with provisional convening on 22 August and Awards being made on 10 October.

### **Planning Enforcement**

Arcady, Cley: Reviewed final formal submissions from owners / those directly connected to the work on site has been completed with Counsel and the investigating team. Notifications of proposed actions will follow to the owner; interested parties.

Melton Hall – Officers are looking to secure attendance with Historic England (HE) to explore compliance with the existing enforcement notices, compliance period for remediation works to the Engine House has now expired; remediation to The Bath House & Clock Tower are due on or before December 2019.

Beeches Farm: First compliance periods close on 17th July. On site investigations will be completed to confirm compliance / actions with those notices. Three further units have a longer compliance to 17 January 2020. This process has been subject to on-going monitoring, liaison and appropriate business support by officers from

Economic Development, Combined Enforcement, Eastlaw and Planning.

### **Software Introduction**

Progress within all commitments for the project remain good, our “Go Live” date is targeted to be in late November / early December 2019. Deadlines are being met and good progress being made with tasks being in hand before project plan deadlines arrive. I will work with officers to ensure that clear and timely communication to all stakeholders is made, business continuity and support our system users is essential to this process.

Backfilling resources has been made available with reallocation of roles for key staff moving forward in late July as the project plan requires those additional commitments from existing staff.

### **Recruitment**

Interviews have been completed and a contract has been offered for one of the vacant Senior Officer posts in the Major Developments Team. Contractor support is agreed for the vacant post until the end of July, this position is under review. Actions will seek to secure capacity within the team in the short term ahead of a review of recruitment.

The recruitment process for the vacant Senior Officer post in our Planning Policy team is to commence in mid-July.

## **2 Forthcoming Activities and Developments.**

Development Committee – 18 July (visiting member)

Planning Policy & Built Heritage Working Party – 22 July.

## **3 Events Attended.**

TCPA event on delivering affordable housing through the planning system - 9th July

LGA Conference – 8 / 11 July

