

CABINET MEMBERS REPORT TO COUNCIL

November 2020

COUNCILLOR J TOYE - CABINET MEMBER FOR PLANNING & ENFORCEMENT

For the period September 2020 to November 2020

1 Progress on Portfolio Matters.

Development Management Performance

Our latest figures for speed of decision stand up to month end July in as:

- *Two-year average Majors to end of October stand at 82.76%, up 1.40% since August. National indicators require decisions should exceed 60%. In October 100% of major application were determined within time.*
- *Two-year average Non-major applications to end of October stand at 89.90% up by 1.13% from August, (National indicators require decisions to be a minimum of 70%). In October 68 of the 77 decisions for Non- major application were determined within time.*

The performance profile for both sections is moving positively upwards since August. The introduction of our new Software system (UNIFORM) will be likely to require that determination time periods for November and December may be a little longer as system shutdown will elongate determination time periods. The team anticipate that any delays will be picked up quickly in Quarter 4 performance.

Our latest figures for quality of decision (end of October); as measured by appeal success stand as:

- *Majors no appeal decisions have overturned Council decisions for the 2 year reporting period.*
- *Non-major developments 0.9%. for that same 2-year period.*

The national standard for performance on this matter is 10% of appeals being approved in the 2-year cycle. The Council have an excellent record in relation to the quality of decisions being made.

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

Planning Policy & neighbourhood planning

Local Plan Review

The Planning Policy and Built Heritage Working party (PPBH) continue to work remotely and include public engagement via the Council's YouTube channel. Through these provisions PPBH was able to recommend a series of outcomes in relations to Housing mix, types and Tenures.

PPBH have also considered

- Coastal Adaptation,
- Allocations at Wells next the Sea,
- Retail and Town Centre development.
- Employment Area allocations
- Tourism polices.

In addition, the plan policy team have been pleased to assist members in preparation of the Council's response to the Government's consultation on Planning Reform proposals in the White Paper Consultation. Those comments and supporting background details are viewable at:

<https://www.north-norfolk.gov.uk/tasks/planning-policy/planning-for-the-future-a-government-consultation/>

Major projects with Conservation, Design & Landscape

The major housing development appeal for 110 homes and land for a new primary school at Beresford Close, Holt, was heard at a public Inquiry starting on 20 October 2020 over four days. The inquiry was held remotely with attendees registering and being linked in via web access.

The Application for mixed housing, extra care and sports facilities at Roughton Road Cromer was scheduled to be heard by Development Committee in October but was withdrawn by the applicants on the eve of the meeting under an officer recommendation to committee for refusal.

Housing schemes at Fakenham 900 units (Trinity College) and Holt 67 units (Hempstead Road – Hopkins Homes) are scheduled to be heard by Development Committee on 26 November.

The review of Conservation Areas within the Glaven Valley was completed and was reported to PPBH.

Building Control

Applications remain reasonably buoyant at around 80% submissions of last year's levels, recruitment to an additional technical trainee role is assisting with enhanced customer service. The post is funded by agreed spend of year on year Building Control reserves.

Software Introduction

COVID 19 will not defer the introduction of the new system, Go Live will be on 7 December 2020 with our old system closing on 13 November. A communications strategy was launched earlier this month for stakeholders, the details of this process can be viewed at <https://www.north-norfolk.gov.uk/info/planning/general-advice/planning-service-update-october-2020/>

Enforcement

The Combined Enforcement Team remains very busy with planning enforcement and council tax/business rates property inspections for the revenues service

- In terms of planning enforcement there around 300 live cases with 5 appeals in the offing, 2 potential prosecutions and 2 works in default for enforcement notices that have not been complied with
- The team are dealing with an increased number of more involved cases of unauthorised residential occupation of static caravans and mobile homes and these have to be dealt with sensitivity given pressures on housing
- Working with revenues on this year's long term empty property snapshot count in September 554 properties were identified – a reduction of 18 from last year – about 1% of our tax base. Dealing with empty properties is very resource intensive and challenging with recalcitrant owners and complicated legal processes to follow. Currently, given the pressure of planning enforcement this area of work is receiving less attention than it deserves.
- The Team will move into Planning under the management restructure.

I can also update that the Compulsory Purchase of The Shannoeks Hotel is moving forward, a pre inquiry meeting scheduled with the owners and Planning Inspector scheduled for January. In the interim all reasonable efforts will be made to seek and secure negotiated outcome with the owners. that secures commencement of works on site and completion of the permitted scheme as soon as possible.,

Staffing

The following Officers have joined the service since reporting in August

Tracey Meacham – Senior Officer Major Projects
Connor - Apprentice Technical Officer Building Regulations
Josh Case - Assistant Landscape Officer

2 Forthcoming Activities and Developments.

Planning Policy & Build Heritage Working Party – December TBC

Development Committee – 26 November 2020

3 Meetings attended

Planning Policy & Build Heritage Working party – 9 November 2020

Development Committee – 15 & 29 October 2020

Members Uniform Briefing – 3 November 2020

Various planning white paper consultation meetings both internal and external.
(Town and parish councils, LGA, RSN)

Parish council meetings By Zoom.

Planning Team meetings and introductions.