

**To: The Deputy Leader and Members of the
Planning and Development Board**

**(Councillors Simpson, Reilly, Bell, Chambers, L
Dirveiks, Hayfield, Henney, Jarvis, Jenns,
Morson, Phillips, Smitten, Sweet, Symonds and
A Wright)**

For the information of other Members of the Council

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the officer named in the reports

PLANNING AND DEVELOPMENT BOARD AGENDA

9 OCTOBER 2017

The Planning and Development Board will meet in
The Council Chamber, The Council House, South Street,
Atherstone, Warwickshire CV9 1DE on Monday 9
October 2017 at 6.30 pm.

AGENDA

- 1 **Evacuation Procedure.**
- 2 **Apologies for Absence / Members away on
official Council business.**
- 3 **Disclosable Pecuniary and Non-Pecuniary
Interests**

- 4 **Minutes of the meetings of the Board held on 10 July, 7 August, 4 September and 27 September 2017** – copies herewith, to be approved as a correct record and signed by the Chairman.

ITEMS FOR DISCUSSION AND DECISION (WHITE PAPERS)

- 5 **Budgetary Control Report 2017/2018 Period Ended 31 August 2017** -Report of the Assistant Director (Finance and Human Resources)

Summary

The report covers revenue expenditure and income for the period from 1 April 2017 to 31 August 2017. The 2017/2018 budget and the actual position for the period, compared with the estimate at that date, are given, together with an estimate of the out-turn position for services reporting to this Board.

The Contact Officer for this report is Nigel Lane (719371).

- 6 **Planning Applications** – Report of the Head of Development Control.

Summary

Town and Country Planning Act 1990 – applications presented for determination

The Contact Officer for this report is Jeff Brown (719310).

JERRY HUTCHINSON
Chief Executive

NORTH WARWICKSHIRE BOROUGH COUNCIL

MINUTES OF THE PLANNING AND DEVELOPMENT BOARD

10 July 2017

Present: Councillor Simpson in the Chair.

Councillors Bell, Chambers, Clews, L Dirveiks, N Dirveiks, Hayfield, Humphreys, Morson, Phillips, Smith, Smitten, Sweet and A Wright

Apologies for absence were received from Councillors Henney (substitute Councillor N Dirveiks), Jarvis (substitute Councillor Smith), Jenns (substitute Councillor Humphreys) and Reilly (substitute Councillor Clews).

19 **Disclosable Pecuniary and Non-Pecuniary Interests**

None were declared at the meeting.

20 **Minutes**

The minutes of the meetings of the Board held on 6 March, 3 April, 15 May and 12 June 2017, copies having been previously circulated, were approved as a correct record, subject to Councillor Bell's interest in the 6 March minutes being amended to a pecuniary interest, and signed by the Chairman.

21 **Budgetary Control Report 2017/2018 Period Ended 30 June 2017**

The Assistant Director (Finance and Human Resources) reported on the revenue expenditure and income for the period from 1 April 2017 to 30 June 2017. The 2017/2018 budget and the actual position for the period, compared with the estimate at that date were detailed, together with an estimate of the out-turn position for services reporting to the Board.

Resolved:

That the report be noted

22 **Planning Applications**

The Head of Development Control submitted a report for the consideration of the Board. Details of correspondence received since the publication of the agenda is attached as a schedule to these minutes.

Resolved:

- a That Application No 2016/0679 (Land South of 1 To 7 The Beeches, Laurel Avenue, Polesworth, B78 1LT) be deferred to consider an access from Common Lane and the proposed number of dwellings on the site;

[Speakers Geoff Crockford and Christopher Timothy]

- b That Application No 2016/0734 (Land 180 Metres North East Of Ambleside, Hill Top, Arley) be approved subject to the conditions set out in Appendix A to the report of the Head of Development Control;

- c That subject to the completion of a Section 106 Agreement in respect of the provision of on-site affordable housing, Application No 2016/0738 (Land rear of Ansley United Reform Church, Birmingham Road, Ansley be approved subject to the conditions set out in Appendix A and the following additional condition

"The landscaping details once approved shall be implemented in full on site within the following planting season. If any tree or shrub fails within a five year period thereafter, it shall be replaced with a similar species."

[Speaker Greg Mitchell]

- d That Application No 2017/0154 (19, Edward Road, Water Orton, B46 1PG) be approved subject to the conditions set out in the report of the Head of Development Control;

- e That Applications No 2017/0267 and 2017/0268 (St Andrews, 37 Blythe Road, Coleshill, B46 1AF) be approved subject to the conditions and notes set out in Appendix A of the report of the Head of Development Control, together with the substitution of plan numbers so as to refer to those attached at Appendix C;

[Speaker John Jowitt]

- f That the receipt of Application No 2017/0278 (Land at, Nuneaton Road, Mancetter, CV9 1NL) be noted, the Board's view that the archaeological interest be protected in any subsequent section 106 agreement be also noted and a site visit be undertaken prior to determination;

- g That Application No 2017/0314 (The Council House, South Street, Atherstone, CV9 1DE) be approved as set out in the report of the Head of Development Control.; and

h That the receipt of Application No 2017/0329 (The Belfry Hotel, Lichfield Road, Wishaw, B76 9PR) be noted and a site visit be undertaken prior to determination.

23 Submission of the Mancetter Neighbourhood Plan for Referendum

The Assistant Chief Executive and Solicitor to the Council reported on the progress of the Mancetter Neighbourhood Plan and sought approval for a formal referendum in accordance with section 16 of the Neighbourhood Planning (General) Regulations 2012 to be carried out.

Resolved:

That the Mancetter Neighbourhood Plan be taken forward to referendum.

24 Appeal Decisions

The Head of Development Control reported on recent appeal decisions.

Resolved:

That the report be noted

25 Tree Preservation Order – Blytheways, Blythe Road, Coleshill

The Head of Development Control reported on the response that had been received to the Tree Preservation Order made at Blytheways, Blythe Road, Coleshill. The Board was invited to consider the response received and decide whether or not to confirm the Order.

Resolved:

That the Tree Preservation Order in respect of Blytheways, Blythe Road, Coleshill be confirmed as a permanent Order.

26 Brownfield Registers and Planning Permission in Principle

The Assistant Chief Executive and Solicitor to the Council outlined the new Brownfield register which had to be in place by 31 December 2017 and the introduction of Planning Permission in Principle.

Resolved:

That the report be noted and that a further report on resources for the Planning Division be brought to Members in due course.

M Simpson
Chairman

**Planning and Development Board
10 July 2017
Additional Background Papers**

Agenda Item	Application Number	Author	Nature	Date
6/4	PAP/2016/0679	P Pointon	Objection	6/7/17
		Note	Site Visit	28/6/17
		L Cresswell	Objection	10/7/17
6/32	PAP/2016/0734	Note	Site Visit	27/6/17
6/41	PAP/2016/0738	Agent	Revised plan	5/7/17
		Head of Development Control	E-mail	5/7/17
6/62	PAP/2017/0267	O. Scott-Martin	Representation	26/6/17
		Mr & Mrs Gascoigne	Objection	23/6/17

NORTH WARWICKSHIRE BOROUGH COUNCIL

MINUTES OF THE PLANNING AND DEVELOPMENT BOARD

7 August 2017

Present: Councillor Simpson in the Chair.

Councillors Bell, Chambers, L Dirveiks, Hayfield, Henney, Jarvis, Jenns, Morson, Phillips, Reilly, Smitten, Sweet, Symonds and A Wright.

27 **Disclosable Pecuniary and Non-Pecuniary Interests**

Councillors Bell and Reilly declared a non-pecuniary interest in Minute No 28 Planning Applications (Application No 2017/0009 -Marston Fields Farm, Kingsbury Road, Lea Marston, B76 0DP) by reason of being members of Warwickshire County Council's Regulatory Committee and took no part in the discussion or voting thereon.

Councillor Sweet declared a non-pecuniary interest in Minute No 28 Planning Applications (Application No 2016/0605 (Land to the rear of 6-20, Spon Lane, Grendon) left the meeting and took no part in the discussion or voting thereon.

Councillor Reilly declared a non-pecuniary interest in Minute No 28 Planning Applications (Application No 2017/0289 - Home Farm, Kingsbury Road, Lea Marston, B76 0DP) left the meeting and took no part in the discussion or voting thereon.

Councillor Simpson declared a non-pecuniary interest in Minute No 32 Enforcement Appeal – Moor Farm Stables, Corley Moor, vacated the Chair, left the meeting and took no part in the discussion or voting thereon.

28 **Planning Applications**

The Head of Development Control submitted a report for the consideration of the Board. Details of correspondence received since the publication of the agenda is attached as a schedule to these minutes.

Resolved:

- a **That provided the Highway Authority confirms that it has no objections to the amended proposal to provide a vehicular access into the site from Common Lane and pedestrian/cycle links onto Laurel Avenue, Application No 2016/0679 (Land**

South of 1 To 7 The Beeches, Laurel Avenue, Polesworth, B78 1LT) be approved subject to:

- 1. The signing of a Section 106 Agreement covering the draft Heads of Terms (but omitting affordable housing which will be dealt with by condition);**
- 2. The conditions contained within the report to June's Board with an amendment to condition 4 to read as follows:**

"The development hereby approved shall not be carried out otherwise than in accordance with the Location Plan numbered 1000-174 101 received by the Local Planning Authority on 28 November 2016, the plan numbered 19109-04 received by the Local Planning Authority on 19 July 2017 and the plan numbered 1000-174 150E received by the Local Planning Authority on 21 July 2017 which shows the site boundary and the approved access road into the site. For the avoidance of doubt, the site layout and housing types shown on plan numbered 150E are not approved.

REASON

To ensure that the development is carried out strictly in accordance with the approved plans"

- 3. Amendments to conditions 13, 14, 15 and 16 in the July's Board Report as directed by the Highway Authority; and**
- 4. The inclusion of condition 17 (affordable housing).**

[Speakers Matthew Beach and Christopher Timothy]

- b That in respect of Application No 2017/0009 (Marston Fields Farm, Kingsbury Road, Lea Marston, B76 0DP) the Council objects to the proposal for the reasons set out in the report of the Head of Development Control;**
- c That Application No 2016/0605 (Land to the rear of 6-20, Spon Lane, Grendon) be refused for the following reason**

"It has not been shown that safe access can be achieved within the limits of the application site and the public highway for all vehicles that will seek to enter and exit the site. The access arrangements would be likely to create

conditions detrimental to vehicular and pedestrian safety, including mobility impaired road users, and would thus be contrary to Strategic Objective 6 and Policy NW10 of the North Warwickshire Core Strategy Adopted October 2014.”

[Speakers Wayne Reid, Clare Marshall and Stephen Gayton]

- d That Application No 2017/0087 (Unit 11 Netherwood Industrial Estate, Ratcliffe Road, Atherstone, CV9 1LF) be refused for the following reason**

“The development has the potential for disruption to the established industrial businesses on the estate and does not provide a satisfactory pedestrian route through the Estate, such that there is an unacceptable risk to pedestrian safety. The proposed change of use is considered to be inappropriate in this location because it would not accord with Policy NW10 of the Core Strategy 2014 and saved policy ENV14 of the North Warwickshire Local Plan 2006.”

- e That in respect of Application No 2017/0157 (Blythways, Blythe Road, Coleshill, B46 1AH)**

1 The Council is minded to support the principle of an outline planning permission for this site through its residential development of up to for 40 dwellings, including affordable housing, subject to a Section 106 Agreement as set out in the report of the Head of Development Control, and conditions covering the following general areas Standard Outline Conditions, Plans, Materials, Removal of development rights, Highways, Flooding, Design / parameters, Number of dwellings and number of affordable houses, Garages to remain as garages, Building times, Construction management plan, Bin collections and archaeological matters;

2 That the Council’s Design Champions, the Vice Chairman of the Board and local Coleshill Ward Members, along with officers meet with the applicant to further discuss layout issues and design issues; and

3 That provided agreement is reached under (2), the grant of an outline permission be delegated to officers in consultation with the Members identified above.

[Speaker Dan Hatcher]

- f** That provided condition is amended 4 to read “...agricultural machinery...”, Application No 2017/0289 (Home Farm, Kingsbury Road, Lea Marston, B76 0DP) be approved subject to the conditions set out in the report of the Head of Development Control;
- g** That in respect of Application No 2017/0329 (The Belfry Hotel, Lichfield Road, Wishaw, B76 9PR)
 - 1** Subject to there being no objections from the Highway Authority and the Lead Local Flood Authority that cannot be resolved through amended plans or through planning conditions, the Council resolves that it is minded to support the proposals subject to the conditions as set out below; and
 - 2** That upon confirmation of there being no outstanding objections, delegated authority be given to the Head of Development control to refer the matter to the Secretary of State under the 2009 Direction.

Conditions

- 1.** Standard Outline condition 1 – with only access included
- 2.** Standard Outline condition 2
- 3.** Standard Outline condition 3
- 4.** Standard Plan numbers condition – the plans as received on 26/6/17.

- h** That the receipt of Application No 2017/0352 (Land East of, St Lawrence Road, Ansley) be noted and that a site visit be arranged prior to further consideration of the proposal.

29 Progress Report on Achievement of Corporate Plan and Performance Indicator Targets April - June 2017

The Board was informed of progress with the achievement of the Corporate Plan and Performance Indicator targets relevant to the Planning and Development Board for April to June 2017.

Resolved:

- a** That the report be noted; and

- b That the Chief Executive, in consultation with the Leader of the Council, be asked to contact the County Council to see if the consultation process on planning applications can be improved.**

30 Exclusion of the Public and Press

Resolved:

That under Section 100A(4) of the Local Government Act 1972, the public and press be excluded from the meeting for the following items of business, on the grounds that they involve the likely disclosure of exempt information as defined by Schedule 12A to the Act.

31 Breaches of Planning Control

The Head of Development Control reported on a possible breach of planning control at Blackgreaves Farm, Blackgreaves Lane, Lea Marston and the Board was asked to agree a suggested course of action.

Resolved:

That it is not expedient to take planning enforcement action in relation to the unauthorised earth bund at Blackgreaves Farm, Blackgreaves Lane, Lea Marston.

Councillor Riley in the Chair

32 Enforcement Appeal – Moor Farm Stables, Corley Moor

The Head of Development Control reported on a recommended response to the appeal lodged with the Planning Inspectorate following the issue of an Enforcement Notice at Moor Farm Stables, Corley Moor. The Board was asked to agree a suggested course of action.

Resolved:

That the Council maintains its position in respect of the Enforcement Notice requirements, following the submission of an appeal at Moor Farm Stables, Corley Moor.

M Simpson
Chairman

**Planning and Development Board
7 August 2017
Additional Background Papers**

Agenda Item	Application Number	Author	Nature	Date
4/2	PAP/2016/0605	Warwickshire County Council	Consultation	2/8/17
4/3	PAP/2016/0679	Warwickshire County Council	Consultation	1/8/17
		Mr Beach	Objection	30/7/17
		Mr & Mrs Crockford	Objection	24/7/17
		Mr Roe	Objection	20/7/07
		Mr & Mrs White	Objection	27/7/17
		Mrs Dorrell	Objection	1/8/17
		Mrs Mascord	Objection	30/7/17
		Mr O'Brien	Objection	22/7/17
		B Pointon	Objection	29/7/17
		Mr Oak	Objection	28/7/17
		Mr Cresswell	Objection	31/7/17
		Mr Hall	Objection	31/7/17
		Mrs Cresswell	Objection	31/7/17
4/5	PAP/2017/0157	Coleshill Civic Society	Consultation	6/8/17
		Environmental Health	Consultation	3/8/17
		Neighbour	Objection	3/8/17
		Coleshill Town Council	Objection	2/8/17
		Neighbour	Objection	1/8/17
		WCC - Rights of Way	Consultation	1/8/17
		Neighbour	Objection	1/8/17

		WCC - FRM	Consultation	31/7/17
		Neighbour	Objection	28/87/17
		Neighbour	Objection	28/7/17
		Neighbour	Objection	28/7/17
4/7	PAP/2017/0329	HS2	Consultation	27/7/17
		Warwickshire Museum	Consultation	28/7/17

NORTH WARWICKSHIRE BOROUGH COUNCIL

MINUTES OF THE PLANNING AND DEVELOPMENT BOARD

4 September 2017

Present: Councillor Simpson in the Chair.

Councillors Bell, Chambers, N Dirveiks, L Dirveiks, Henney, Humphreys, Jarvis, Jenns, Phillips, Smitten, Sweet, Symonds and A Wright.

Apologies for absence were received from Councillors Morson (Substitute Councillor N Dirveiks) and Reilly (Substitute Councillor Humphreys).

33 **Disclosable Pecuniary and Non-Pecuniary Interests**

Councillor Bell declared non pecuniary interests by virtue of being a Member of Warwickshire County Council's Regulatory Committee in respect of items 34 a and b.

Councillor Sweet declared a non pecuniary interest in respect of item 34 a.

34 **Planning Applications**

The Head of Development Control submitted a report for the consideration of the Board. Details of correspondence received since the publication of the agenda is attached as a schedule to these minutes.

Resolved:

- a **That in respect of Application No 2017/0011 (Former Shale Tip, Merevale Lane, Atherstone) the County Council be asked to satisfy itself that there would be no adverse odour emissions and that enforcement action be taken when appropriate in respect of the site; and**
- b **That in respect of Application No 2017/0012 (Severn Trent Water Ltd, Marconi Way, Coleshill, B46 1DG) the County Council be asked to satisfy itself that the height of the stack could not be reduced and that it satisfies itself that there would be no adverse odour emissions; and**
- c **That in respect of Application No 2016/0282 (93-95, Long Street, Atherstone, CV9 1BB)**
 - i **planning permission be refused for the reasons set out in the report of the Head of Development Control; and**

- ii the Assistant Chief Executive and Solicitor to the Council be authorised to issue an enforcement notice requiring the removal of the fascia boarding and associated fixings and the exposure of the original fascia which is concealed beneath and for the colour scheme to be a single colour to the shop front, specifically for the door to be painted in blue or a neutral colour within a compliance period of six months.

- d That Application No 2016/0725 (Holiday Cottage at Radford, Land adj to 66 Old House Lane, Corley, CV7 8BS) be deferred for a site visit;

[Speakers Howard Darling and Robert Williams]

- e That in respect of Application No 2017/0104 (Land 260m South East Of Northbound, Smorrall Lane, Corley) the report be noted and a site visit be undertaken prior to determination;

[Speaker Jennifer Smith]

- f That in respect of Application No 2017/0340 (Land Between, Rush Lane and Tamworth Road, Cliff) the report be noted and a site visit be undertaken prior to determination;

- g That Application No 2017/0429 (Car Park, Sheepy Road, Atherstone, CV9 1HD) be approved and that suitable replacement trees are re-planted, subject to the Tree Officer confirm that the damson trees do require immediate removal;

- h That Application No 2017/0438 (2 Birmingham Road, Land opposite Green Man, Birmingham Road, Coleshill, B46 1AA) be deferred so that consideration could be given to the likely impact of potential road engineering works at the junction.

35 Tree Preservation Order - 57 Birmingham Road, Whitacre Heath

The Board was invited to consider the making of a Tree Preservation Order at 57 Birmingham Road, Whitacre Heath permanent.

Resolved:

That the Tree Preservation Order at 57 Birmingham Road, Whitacre Heath be confirmed as a permanent Order.

36 **Tree Preservation Order - Birchmoor Road, Polesworth**

The Board was invited to consider a representation received in respect of the making of a Tree Preservation Order at Birchmoor Road, Polesworth.

Resolved:

That having considered the representation received, the Tree Preservation Order at Birchmoor Road, Polesworth be confirmed as a permanent Order.

M Simpson
Chairman

**Planning and Development Board
4 September 2017
Additional Background Papers**

Agenda Item	Application Number	Author	Nature	Date
4/7	PAP/2017/0429	Atherstone Town Council	No objection	17/8/17
		Atherstone Civic Society	No objection	18/8/17
4/8	PAP/2017/0438	Coleshill Town Council	No objection	30/8/17

NORTH WARWICKSHIRE BOROUGH COUNCIL

**MINUTES OF THE
PLANNING AND DEVELOPMENT BOARD**

27 September 2017

Present: Councillor Simpson in the Chair.

Councillors Bell, Chambers, L Dirveiks, Hayfield, Henney, Jarvis, Jenns, Morson, Phillips, Reilly, Smitten, Sweet, Symonds and A Wright.

37 Disclosable Pecuniary and Non-Pecuniary Interests

None were declared at the meeting.

38 Submission of Mancetter Neighbourhood Plan for Adoption

The Board was invited to consider the adoption of the Mancetter Neighbourhood Plan in accordance with Section 16 of the Neighbourhood Planning (General) Regulations 2012. A Referendum held on Thursday 6 September 2017 voted in support of the Plan.

Resolved:

That the Mancetter Neighbourhood Plan be adopted and form part of the Development Plan.

M Simpson
Chairman

Agenda Item No 5

Planning and Development Board

9 October 2017

**Report of the Assistant Director
(Finance and Human Resources)**

**Budgetary Control Report 2017/2018
Period Ended 31 August 2017**

1 Summary

- 1.1 The report covers revenue expenditure and income for the period from 1 April 2017 to 31 August 2017. The 2017/2018 budget and the actual position for the period, compared with the estimate at that date, are given, together with an estimate of the out-turn position for services reporting to this Board.

Recommendation to the Board

That the report be noted and that the Board requests any further information it feels would assist it in monitoring the budgets under the Board's control.

2 Introduction

- 2.1 Under the Service Reporting Code of Practice (SeRCOP), services should be charged with the total cost of providing the service, which not only includes costs and income directly incurred, but, also support costs relating to such areas as finance, office accommodation, telephone costs and IT services. The figures contained within this report are calculated on this basis.

3 Overall Position

- 3.1 Net expenditure for those services that report to the Planning and Development Board as at 31 August 2017 is £87,068 compared with a profiled budgetary position of £115,005; an under spend of £27,937 for the period. Appendix A to this report provides details of the profiled and actual position for each service reporting to this Board, together with the variance for the period. Where possible, the year-to-date budget figures have been calculated with some allowance for seasonal variations in order to give a better comparison with actual figures. Reasons for the variations are given, where appropriate, in more detail below.

...

3.2 Planning Control

3.2.1 Income is currently ahead of forecast by £87,266 which is attributable to five larger planning applications. This has been partially offset by the additional spend of £62,800 on professional fees, due mainly to the Daw Mill planning inquiry.

3.3 Local Land Charges

3.3.1 Income from Local Land Charges is currently over profile but the number of searches carried out is lower than forecast. This is due to a change in the mix of full searches and official register searches.

4 Performance Indicators

4.1 In addition to the financial information provided to this Board when the budgets were set in February, performance indicators were included as a means of putting the financial position into context. These are shown at Appendix B.

...

4.2 *Planning Control* - The gross cost of planning applications has increased due to the additional spend of professional fees relating to Planning Control. The net cost of planning applications has had a greater reduction due to more medium and large applications.

4.3 The gross cost per Land Charge is higher than expected due to the number of searches undertaken being less than expected. There has been a more significant reduction in the net cost caused by the variety of searches being carried out and the difference in the fees charged.

5 Risks to the Budget

5.1 The key risks to the budgetary position of the Council from services under the control of this Board are:

- The need to hold Public Inquiries into Planning Developments. Inquiries can cost the Council around £50,000 each.
- A change in the level of planning applications received. A fall in applications would lead to a reduction in planning income, whilst an increase in applications increases the pressure on staff to deal with applications in the required timescales.
- The Government requires all planning applications to be dealt with within 26 weeks. If this is not achieved, the costs of the application must be borne by the authority. Whilst the Planning team deal with almost 100% of current applications within this time, there is a potential that some may slip, leading to a decline in the Planning income level.

5.2 A risk analysis of the likelihood and impact of the risks identified above are included in Appendix B.

6 Estimated Out-turn

- 6.1 If planning income continues at the current level, the original estimate of £252,880 for net Board expenditure will decrease. However, if the income pattern of last year is repeated, income will reduce later in the year. Given the potential for variation, no changes have been made to the estimated out-turn.
- 6.2 The figures provided above are based on information available at this time of the year and are the best available estimates for this board, and may change as the financial year progresses. Members will be updated in future reports of any further changes to the forecast out turn.

7 Building Control

- 7.1 The figures provided by the Building Control Partnership indicate that this Council's share of the costs up to 31 August 2017 shows a small favourable variance.
- 7.2 The approved budget provision for Building Control is £20,000, which will not be required if full year costs currently estimated by the Partnership continue. We will continue to liaise with Nuneaton and Bedworth Borough Council to monitor this over the course of the year.

8 Report Implications

8.1 Finance and Value for Money Implications

- 8.1.1 Income and Expenditure will continue to be closely managed and any issues that arise will be reported to this Board at future meetings.

8.2 Environment and Sustainability Implications

- 8.2.1 The Council has to ensure that it adopts and implements robust and comprehensive budgetary monitoring and control, to ensure not only the availability of services within the current financial year, but in future years.

The Contact Officer for this report is Nigel Lane (719371).

APPENDIX A**Planning and Development Board****Budgetary Control Report 2017/2018 as at 31 August 2017**

Description	Approved Budget 2017/2018	Profiled Budget August 2017	Actual August 2017	Variance	Comments
Planning Control	160,060	83,358	58,987	(24,371)	Comment 3.2
Building Control Non fee-earning	38,800	7,833	7,481	(352)	
Conservation and Built Heritage	46,800	24,438	24,417	(21)	
Local Land Charges	(2,090)	(1,809)	(4,337)	(2,528)	Comment 3.3
Street Naming & Numbering	9,310	1,185	521	(664)	
TOTALS	252,880	115,005	87,068	(27,937)	

Performance Indicators for Budgets Reporting to the Planning and Development Board

	Budgeted Performance	Profiled Budgeted Performance	Actual Performance to Date
Planning Control			
No of Planning Applications	900	375	322
Gross cost per Application	£788.94	£785.27	£1,098.27
Net cost per Application	£177.84	£222.29	£183.19
Caseload per Planning Officer			
All applications	167	69.4	64.6
Local Land Charges			
No of Searches	530	221	203
Gross cost per Search	£91.00	£86.75	£94.40
Net cost per Search	-£3.94	-£8.19	-£21.37

Risk Analysis

	Likelihood	Potential impact on Budget
Need for public enquiries into planning developments	Medium	Medium
Decline in planning applications leading to a reduction in Planning Income.	Low	Medium
Applications not dealt with within 26 weeks, resulting in full refund to applicant.	Low	Medium