



Telford & Wrekin
C O U N C I L

Addenbrooke House Ironmasters Way Telford TF3 4NT

COMMUNITIES SCRUTINY COMMITTEE

Date	Tuesday, 19 October 2021	Time	6.00 pm
Venue	Telford Room, Addenbrooke House, Ironmasters Way, Telford, TF3 4NT		

Enquiries Regarding this Agenda

Democratic Services	Kieran Robinson	01952 382061
Media Enquiries	Corporate Communications	01952 382406

<u>Committee Membership:</u>	Councillors S Bentley, E J Carter, G H Cook, T L B Janke, R Mehta, B J Thompson and C R Turley (Chair), Co-optees
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AGENDA

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| 1. Declarations of Interest | |
| 2. Minutes of the Previous Meeting | 3 - 4 |
| 3. Neighbourhood Enforcement Activity Review
To receive the report of Dean Sargeant (Director: Neighbourhood & Enforcement Services).

The Cabinet Member for Enforcement, Community Safety and Customer Services will attend for this item. | 5 - 10 |
| 4. Strategic Transport Review (Scene Setting)
To receive the presentation of Dean Sargeant (Director: Neighbourhood & Enforcement Services).

The Cabinet Member for Economy, Housing, Transport and Infrastructure will attend for this item. | 11 - 14 |
| 5. Review of Development Management Including APT
To receive the report of James Dunn (Director: Prosperity & Investment). | 15 - 46 |
| 6. Chair's Update | |

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COMMUNITIES SCRUTINY COMMITTEE

Minutes of a meeting of the Communities Scrutiny Committee held on Wednesday, 7 July 2021 at 6.00 pm in Telford Room, Addenbrooke House, Ironmasters Way, Telford TF3 4NT

Present: Councillors E J Carter, G H Cook and C R Turley (Chair)

In Attendance: K Robinson (Democracy Officer (Scrutiny))

Apologies: Councillor T L B Janke, R Mehta and B J Thompson

COMSC16 Declarations of Interest

None.

COMSC17 Minutes of the Previous Meeting

RESOLVED - that the minutes of the meeting held on 31 March 2021 be confirmed and signed by the Chair.

COMSC18 Terms of Reference

The Chair advised that this item had been deferred.

COMSC19 Work Programme 2021/2022

The Chair advised that this item had been deferred.

COMSC20 Neighbourhood Enforcement Activity Review

The Chair advised that this item had been deferred.

COMSC21 Strategic Transport Review (Scene Setting)

The Chair advised that this item had been deferred.

COMSC22 Chair's Update

None.

The meeting ended at 6.07 pm

Chairman:

Date: Tuesday, 19 October 2021

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TELFORD & WREKIN COUNCIL

COMMUNITIES COMMITTEE 19 OCTOBER 2021

SAFER AND CLEANER NEIGHBOURHOODS THROUGH THE APPROPRIATE USE OF ENFORCEMENT

REPORT OF THE DIRECTOR: NEIGHBOURHOOD & ENFORCEMENT SERVICES

PART A) – SUMMARY REPORT

1. SUMMARY OF MAIN PROPOSALS

- 1.1 Results from the 2020 Telford & Wrekin residents survey illustrate that 77% of respondents stated that they either ‘Strongly agree’ or ‘Tend to agree’ that their neighbourhood is a safe place to live.
- 1.2 Robust Enforcement is a key priority for the Council as part of our work to Protect, Care and Invest to create a better borough. The Council fulfils a variety of enforcement duties spanning a number of services including Planning, Housing and Public Protection. This Committee report focuses on the activities of the Neighbourhood Enforcement team since the start of 2020.
- 1.3 Much in the same way as other regulatory services of the Council, the Neighbourhood Enforcement team work to protect and support our residents and businesses in the following ways:
- Tackle Anti-Social Behaviour (ASB);
 - Investigate Environmental Crime;
 - Undertake Civil Parking Enforcement (adopted on the 31st January 2020);
 - Utilise CCTV infrastructure;
- 1.4 This report provides an overview of enforcement activity and progress within Neighbourhood & Enforcement Services from January 2020 while providing an update of further activities planned for 2021. In doing so, this report sets out how we continue to use our enforcement powers to address those who continue to blight our environment and communities by committing ASB and environmental crime.

2. RECOMMENDATIONS

- 2.1 That Committee note the steps taken and the results of first full year of Civil Parking Enforcement from 31st January 2020.
- 2.2 Committee note the success of enforcement activity undertaken in 2020 and the new areas of focus proposed for 2021 as outlined in this report.

PART B) – ADDITIONAL INFORMATION

3. Background

- 3.1 During the past three years there has been a greater partnership working with West Mercia Police and other key enforcement partners. Timely information sharing and analysis to focus enforcement activity underpins this partnership working and planned targeted operations. The Council continues to support and actively engage in 'Multi Agency Targeted Enforcement' activity (MATES) across a wide variety of settings including a targeted approach in tackling the anti-social use of motorbikes.

Environmental Crime

- 3.2 Environmental crime affects our communities, businesses and natural environment. It continues to be a problem across the Borough and ranges from fly tipping, littering and dog fouling to fly posting, domestic and business waste offences as well as abandoned vehicles as captured below:



- 3.3 Fly tipping has become a national problem across the country as well as the Borough; following the first national lockdown in 2020, a significant amount of fly tipping was experienced with our enforcement and grounds & cleansing teams both responding and developing ways to tackle this increase. This increase not only placed pressures on limited resources but also has significant impact on our environment.
- 3.3 The increase in fly tipping has resulted in the Council rethinking how to tackle fly tipping going forward; therefore a new Fly Tipping Strategy is currently in development that will set out the approach to tackle fly tipping across the borough.
- 3.4 The summer of 2020 also saw a significant increase in littering across the borough with evidence particularly from fast food restaurants. In response, a letter to all drive thru restaurants was sent in June 2020 from the Deputy Leader and Cabinet Member for Enforcement, Community Safety and Customer Services and the Cabinet Member for Neighbourhood, Commercial Services and Regeneration to enlist their support in reducing the amount of street litter. This has resulted in an evolving partnership project with a large restaurant chain with outlets across Telford; this includes sharing of data to highlight litter hotspots near to their restaurants which in turn is supported by litter picks undertaken by their staff. This partnership approach and information sharing ensures our delivery is intelligence led helping to reduce levels of litter across the Borough. The success of this project has supported this restaurant chain working across a wider Telford footprint, litter picking in priority areas.

Civil Parking Enforcement

- 3.5 Following Cabinet Approval in 2019 for Telford and Wrekin Council to progress Civil Parking Enforcement (CPE) this new arrangement became embedded within the authority from 1st April 2020. This new arrangement focussed on the Councils Neighbourhood Enforcement Team taking the lead role in enforcing parking both on and off street.
- 3.6 As a result of the first national lockdown during 2020, CPE was suspended in line with government guidance. However, with the easing of national lockdown in June 2020 CPE activity resumed as part of our support to safely reopen district centres and local business. The graphic below summarises this activity: February 1st 2020 to 31st May 2021.

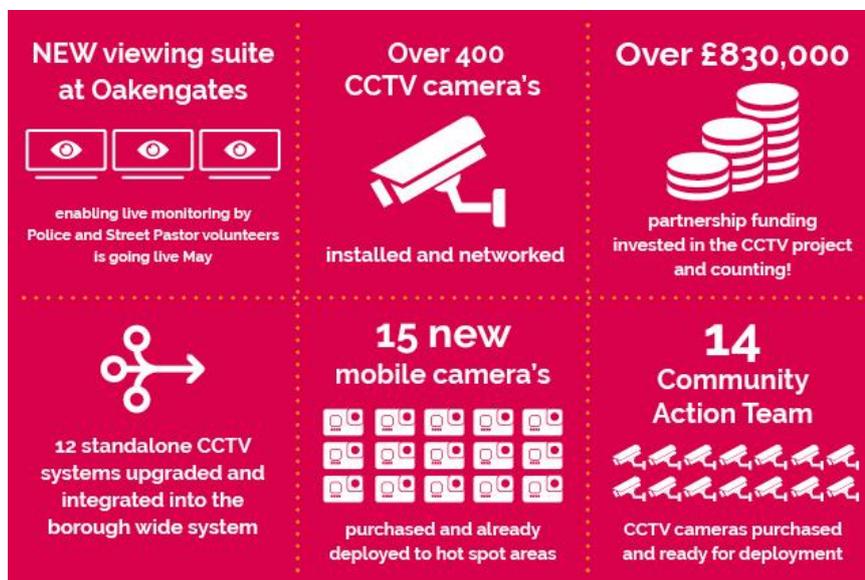


- 3.7 Building on the implementation of CPE, there has been opportunity to further develop and enhance the local community based enforcement approach. The team have engaged with Town and Parish Council's to expand enforcement into a wider place based response through newly created Community Action Teams (CAT's).
- 3.8 Alongside our core activities, the Community Action Team's deliver a revised approach to environmental and parking enforcement, public realm maintenance and locality officer liaison. This is offered as a package to work in partnership with Town and Parish Council's to tackle priorities at a local level. Starting in April 2021, this partnership is seeing 13 partnering Town/Parish Councils develop local action plans for tackling hot spot issues in the area while utilising the support of CCTV where available.
- 3.9 Despite the challenges, implementation of CPE across the borough has been successful and continues to grow with the support of Town and Parish Council's.

Borough Wide CCTV

- 3.10 Closed Circuit Television (CCTV) is recognised for being one key component to enhance community safety while providing an evidence base across both the Council and West Mercia Police. CCTV also provides a visible presence while providing reassurance to communities.
- 3.11 In 2019 the borough benefitted from £450,000 joint investment made by the Council and the Police and Crime Commissioner to enable upgrade, replacement and enhancement of CCTV coverage across the borough.

- 3.12 In addition, as part of the Brookside Safer Streets project, a further £47,000 has been invested into upgrading and installing new infrastructure as part of a project to enhance community safety and reduce acquisitive crime. There is also an opportunity through the success Safer Streets 2 bid to install £50,000 of CCTV upgrade within Sutton Hill.
- 3.13 The all-new CCTV infrastructure provides live imagery and recording into the purpose built control room in Oakengates. This control room is operated by volunteers approved and managed by West Mercia Police.
- 3.14 An overview of the CCTV system is provided in the graphic below:



Next Steps

- 3.16 A Fly Tipping Strategy is in the closing stages of development; once complete and approved this will set out how the authority will work with partners to tackle fly tipping across the Borough.
- 3.17 Along with increased media coverage on enforcement activities, we are currently finalising dedicated web pages to host details on our enforcement activity. The dedicated web pages will provide details of our enforcement activity including appeals for information and recent successes to engage our communities in our enforcement activity.
- 3.18 As outlined within this report, we will continue use intelligence and data to inform our approach to enforcement and compliance to ensure residents are protected. We will continue to take an active part in the multi agency MATES exercises where possible.

- 3.19 The new £2.5m Safer & Stronger Communities Programme, as outlined in the 18 February 2021 Cabinet report, will also bring investment into known crime and ASB locations to help address the root cause of crime as well as the impact of crime itself. This programme will be multi-agency and based on the Brookside Safer Streets and emerging Sutton Hill Safer Streets programmes working in partnership with West Mercia Police and the Police and Crime Commissioner.

4. IMPACT ASSESSMENT – ADDITIONAL INFORMATION

- 4.1 While Civil Parking Enforcement is relatively new to Telford & Wrekin Council this report outlines successful implementation and management that has enabled enforcement activities to be delivered through the Community Action Team (CAT) working in partnership with Town and Parish Council's.
- 4.2 Through delivery of the CAT, additional resource has been secured to ensure our neighbourhoods are great places to live. The development and delivery of a fly tipping strategy will set out a consistent approach to tackle fly tipping that significantly blights local communities. Together with an intelligence led approach to enforcement activities, this will deliver a cleaner safer borough through the use of our enforcement powers.

5. PREVIOUS MINUTES

None

6. BACKGROUND PAPERS

Safer and Cleaner Neighbourhoods through the appropriate use of our Civil Enforcement Powers – 18 February 2021 Cabinet Report

Telford & Wrekin Safer Communities Programme – 18 February 2021 Cabinet Report

Building Safer and Stronger Communities through CCTV – 27 May 2021 Cabinet Report

**Report prepared by Paul Fenn, Group Manager, Public Protection
Telephone: 01952 382107**



Scrutiny Update

Transport Strategy



Ref: TE17/SCU
October 2021



1 Introduction

This document provides an update on a number of ongoing projects that are linked to our emerging Transport Strategy.

1.1 Local Transport Plan

The Transport Act 2000 requires all Highway Authorities to produce a Local Transport Plan (LTP) that sets out a strategy and action plan for improving local transport. The third LTP (LTP3) for Telford and Wrekin sets out how we plan to manage, maintain and develop the borough's transport network over the period 2011 to 2026, and covers all forms of travel including car and motorcycle based travel, public transport, walking and cycling.

LTP3 comprises an overarching core strategy, which provides the guiding principles for the management and improvement of the transport network, and a series of individual strategies that will be developed in order to tackle specific topics. Examples of individual strategies include the Rights of Way Improvement Plan, Asset Management Plan and Road Safety Strategy.

As the LTP is nearing the end of its life, combined with the need to evolve our planning in line with considerations such as the Climate Emergency and the National Bus Strategy, we are now reviewing the LTP to ensure it is fit for the future. This review will create the LTP4 and will underpin how we manage our transport network in the short, medium and long term.

Work has commenced on the initial project planning stages of the LTP4, which suggests that the review will likely continue into 2022 before final documentation is taken through our internal governance procedures. During this period, a number of workshops will be undertaken both internally and externally in order to share the strategy, before a public consultation on the document later in 2022.

1.2 Electric Vehicle Strategy

As we know, the take-up of electric vehicles is increasing as the government moves towards the phasing out of petrol and diesel vehicles in the coming decades. This will require charging infrastructure to be readily available going forward. Currently, there are 10 charge points available for residents in Telford and Wrekin, according to the National Charge Point Registry – However, we know that there are a number of new sites that are not listed, so the number is actually closer to 24.

There are currently 773 EVs registered in Telford and Wrekin, which is equivalent to approximately 1% of all registered cars in the area. With the number of EVs increasing, one estimate provided by a charge point operator is that we will need 100 charge points by 2023.

However, we are also aware that with an increase in vehicle range as technology improves that many users will be able to charge an electric vehicle at home without relying on a public charging point. However, it is also clear that this will not be a viable option for all users.



As such, we are working to develop strategies and proposals to support both home and public charging in the Borough. To that end, we have recently commissioned a project that will deliver the following key outputs:

- Public EV Strategy
- Council EV Charging Strategy & Corporate Travel Plan
- Funding, procurement & delivery

In delivering the above project we will be well placed to implement a data led public charging network to support our sustainable aims set out in our emerging LTP, but also best support our residents. It is anticipated that we will commence procurement on the deliverables from this project in the first half of 2022.

1.3 National Bus Strategy

In March 2021, the Government launched a new, long-term National Bus Strategy for England, backed by £3 billion in investment. To help achieve this strategy, there is a requirement for all local transport authorities to work with local bus operators to come up with ambitious plans for improving their local bus services and encouraging more people to use them. This arrangement is referred to as an 'Enhanced Partnership'. The Enhanced Partnership will bring together the important skillsets and contributions of both parties, critical to a strong bus network within the Borough.

An Enhanced Partnership is a formal agreement, the agreement will include a clear vision of the improvements that the Enhanced Partnership is aiming for (known as an Enhanced Partnership Plan) and accompanying actions to achieve them (set out in one of more Enhanced Partnership schemes).

As part of this process, we were required to publish a notice of our Intent to Prepare an Enhanced Partnership Plan and Schemes – this notice was published in June.

Going forward, we are required to undertake the following key actions:

- By end October 2021 - publish a local Bus Service Improvement Plan (BSIP), detailing how we propose to use their powers to improve services. This will be a living, transparent document, with targets. Local Authorities will need to routinely publish six-monthly progress reports against these targets and be required to update them annually
- By April 2022 (or before) – Enhanced Partnerships must be up and running – or we will not receive government funding, including non-bus local transport money. i.e. we cannot miss this deadline;



In developing this Bus Service Improvement Plan, we are considering plans in the following key areas:

- Increasing patronage;
- Wider route coverage;
- Fares;
- Improved quality and accessibility of infrastructure;
- Improved fleet;
- Marketing and branding;

In order to educate the above areas we undertook high-level public engagement in the summer. This engagement provided intelligence on public opinion to educate our improvement plans.

1.4 Local Cycling & Walking Investment Plan

In 2017, the council adopted a Cycling & Walking Strategy that aimed to increase use of these modes in order to promote sustainable travel as well as increase health and wellbeing in the Borough. Whilst this strategy is recent, national policy around cycling and walking has changed significantly since 2017, particularly since the launch of the 'Gear Change' policy document and associated guidance in 2020.

In light of the new guidance and the increase in active travel across the borough during 2020, we are updating this strategy in order to maximise opportunity to promote more active modes of travel, but also ensure that our LCWIP is fit for the future. As such, we have recently embarked on a strategy refresh, which will include a comprehensive Local Cycling & Walking Investment Plan (LCWIP). This strategy and associated LCWIP will set out our investment plans both using our own funding and to support future funding bids.

As part of this refresh, we have recently completed a wide-ranging survey into active travel in the borough, the results of which are currently being collated. This data will form an integral part of our LCWIP development going forward.

TELFORD & WREKIN COUNCIL

DELEGATED DECISION BY THE DIRECTOR: PROSPERITY & INVESTMENT

REVIEW OF DEVELOPMENT MANAGEMENT INCLUDING APT

LEAD CABINET MEMBER – CLLR DAVID WRIGHT, CABINET MEMBER FOR ECONOMY, HOUSING, TRANSPORT AND INFRASTRUCTURE

PART A) – SUMMARY REPORT

1. SUMMARY

- 1.1 This report sets out the findings of a review of the Development Management function of Telford Council looking at its structure, performance, commercial activities and branding. This review has been undertaken by the Councils Director: Prosperity & Investment in consultation with the Cllr David Wright Cabinet member for Economy, Housing, Transport and Infrastructure. It was instigated following changes in the Senior Management Team that saw the co-location of the two main income generating outward facing brands of apT and biT, as well as concerns raised in respect of the perceived overlap between statutory and income generating functions within the Development Management Service. Development Management/apT service is an internal department with all employees employed directly by TWC.
- 1.2 Development Management provides a number of statutory and regulatory services provided by the Local Authority. The Service is responsible for ensuring development accords with local and national policies and implementing legislation, ensures safety and promotes the sustainable growth of our Borough and communities. It is a service that is used by residents and businesses who live in the Borough or are looking to invest/move into it. It has to ensure its independence and an open and transparent methodology whilst also delivering sustainable growth and the 'Business Winning, Business Supporting' agenda. The service fulfils a range of statutory duties on behalf of the Council from the determination of planning applications (processing c.1200 applications in annually), planning enforcement, Local Authority Building Control and associated enforcement, Development Control Highway Engineers, Rights of Way and a range of specialist development functions – including ecology and conservation.
- 1.3 Performance / Scrutiny
The service is monitored monthly against a range of parameters as set out in Appendix 1. Key highlights over the past financial year 2020/21 include 95% of planning applications determined within the statutory planning period; this includes 97% of major applications determined with the statutory planning period (well above the Government best practice of 65%), with 71% of appeal decisions upheld against the Council's decision.
- 1.4 Branding
In 2017 the Development Management function moved away from its traditional Telford & Wrekin Council – Development Management brand and was replaced by apT for all statutory and non-statutory work either within or outside of the Borough. This decision was made to support the service providing 'enhanced services', from reformed pre application advice service to the discharge of conditions and external work outside of the Borough.

2. SUMMARY IMPACT ASSESSMENT

COMMUNITY IMPACT	Do these proposals contribute to specific Co-Operative Council priority objective(s)?	
	Yes	<i>Everyone benefits from a thriving economy</i>
	Will the proposals impact on specific groups of people?	
	No	
TARGET COMPLETION/DELIVERY DATE	1 st October 2021	
FINANCIAL/VALUE FOR MONEY IMPACT	No	
LEGAL ISSUES	Yes	<p>The Local Government Act 2003 enables councils to charge for, or trade in, activities relating to their ordinary functions on a commercial basis. Charging is only recovering the costs of discretionary services whilst trading generates surpluses and profits.</p> <p>Under section 93 of the 2003 Act, local authorities can charge for discretionary services on a cost recovery basis. Discretionary services are defined as those services that a local authority has power to provide but are not obliged to provide by law. Where there is a duty to provide a service, the Authority must make this available free of charge, however a charge can be applied for enhancements to the mandatory service, which is to a higher standard than that required by law, and as such considered discretionary, to which a charge can be applied. The position in this respect has not significantly changed since the principle of apT was established.</p> <p>A distinction is also made between providing discretionary services for the private and public sectors. The Local Authorities (Goods and Services) Act 1970 permits the Council to provide discretionary services to a large range of public bodies and there is no limit on the charges that can be made as there is on completing work for the private sector.</p> <p>Together with Planning Committee, the Council's Development Management Team has responsibility to perform the Council's statutory planning functions. The Council also has clear responsibilities as highway authority and in other areas. The proper and independent performance of those statutory functions must be maintained at all times. It is not envisaged that the proposed changes detailed in this report will undermine the fair and independent exercise of the Council's planning, highways, building control etc functions. However, legal advice will be provided to assist the Team if required. Clearly defined working arrangements will need to continue to demonstrate that the Council's statutory functions are being performed properly.</p>

		(IR/EH 21 st Sept 2021)
OTHER IMPACTS, RISKS & OPPORTUNITIES	Yes	The changes proposed remove any perceptions of a cross over between statutory and non-statutory works, whilst ensuring engagement with applicants and additional fees can still be generated.
IMPACT ON SPECIFIC WARDS	No	

Part B) – ADDITIONAL INFORMATION

3. INFORMATION

Introduction:

- 3.1 Development Management is a statutory and regulatory services provided by the Local Authority. The Service is responsible for ensuring development that accords with local and national planning policy and implementing legislation that maintains the interests and promotes the sustainable growth of our Borough and communities.
- 3.2 It is a service that is used by residents and businesses who live in the Borough or are looking to invest/move into it. It has to ensure its independence and an open and transparent methodology whilst also delivering sustainable growth and the 'Business Winning, Business Supporting' agenda.
- 3.3 The service fulfils a range of statutory duties on behalf of the Council from the determination of planning applications (processing c.1200 applications in 2020/21), planning enforcement, Local Authority Building Control and enforcement, development control highway engineers, Rights of Way and a range of specialist development functions – including ecology and conservation.

The list of statutory services include:

- Local Planning Authority
 - Determination of a range of Planning applications, including prior notifications
 - Discharge of planning conditions
 - Planning Enforcement
- Local Building Control Authority:
 - Building Regulation Applications
 - Enforcement and Regularisation of retrospective works
 - Demolitions
 - Dangerous structures
 - Maintaining records of Initial Notices and Competency
- Local Highway Authority:
 - Consideration of various works made under Highway and Planning legislation:
 - creation of new access points,
 - works to an existing highway,
 - adoption of highways,
 - recording of stopping up and diversion of existing highway, footpaths, bridleways and restricted byways
 - Various Highway licences

- A range of other services including:
 - Street naming and numbering
 - Maintain the Local Land and Property Gazetteer for the Council.
 - Investigation of complaints relating to High Hedges, made under legislation
 - Identification, adoption and management of Conservation Areas
 - Identification and review of any buildings of local interest
 - To maintain the Outstanding Universal Value of the WHS, including the production and delivery of a WHS Management Plan
 - Update the Definitive Map and statement of Public Rights of Way
- 3.4 In addition to the services above the team as Development Management offer additional enhanced discretionary services within the Borough to applicants at an additional charge. Such services are provided to varying degrees by Planning Authorities across England.
- 3.5 Pre-application Planning Advice
 As part of the changes implemented in 2017 the Council introduced charges for pre-application advice and guidance. The changes were necessary as the number of enquires was significantly higher than the number of planning applications made, taking a similar amount of resource and time to consider as a fee paying application. Free pre-application enquiries grew to 1700 enquiries in 2016, compared to the 1200 statutory planning applications. Only 25% of the pre application enquiries then progressed through to a formal fee paying application, meaning resource had been effectively lost on a significant number of enquiries; whilst the service could not support the resource needed, meaning there were delays to responses and processing of applications, in addition to the quality of the response and further impacts on wider planning matters such as the discharge of conditions, delaying developments commencing on site; in addition to increasing enforcement investigations.
- 3.6 The changes sought to focus on the enquires that wanted to invest, by requesting a fee that was proportionate to the actual time spent on the enquiry and provide a more focused, quality and timely service. As part of that change the process was enhanced and clearly defined in terms of the requirements of applicants and the responses given (the template for Pre-application advice is set out Appendix 2). Pre-app is encouraged particularly for the larger or more complex applications where potential barriers, time constrained issues (survey windows for specific ecological species for example), scheme opportunities can be discussed and encouraged prior to planning. Consultation with Parish Council and Ward members is also undertaken as part of the process.
- 3.7 The availability and charging regime of pre-app advice across local authorities varies significantly. Appendix 3 outlines the current position across our neighbouring LPAs. As can be seen the availability of pre-app in some instances is not available at all, whilst our charging regime is in line with others and in fact cost effective in comparison. These fees cover approximately 25% of the actual cost to the Council; full cost recovery has not been sought as there is balance to attract the enquiry verses those who may avoid and go straight to application, or not decide to invest in the Borough.
- 3.8 The service continues to offer a free service to residents where the scheme is associated with residential extensions, alterations to dwellings that are Listed, with Conservation Areas or the World Heritage Area. This was offered face to face at Wellington offices – however with Covid the service has had to adapt and with the role out of Microsoft Teams has enabled officers to continue to provide this service virtually and at any time. The service has also altered in recent months to a Duty planning officer system and available at any time without appointment but is still specifically for the simple enquires focused primarily on householder extensions and building alterations. Such a service is not

provided by many LPAs with a significant number having a policy of no discussions with officers without payment.

- 3.9 Feedback for the service has been positive and compliments / testimonials have been received. The adaptation to access to simplified planning workshops where needed rather than being specific to only large scale major developments has reduced the need for amendments during applications, and the system continues to gain confidence in investors and developers to instruct further services across the service area and outside of the Borough.
- 3.10 Development Briefs:
Where an end user is not known and no proposal has been considered, the LPA is able to prepare a design brief that provides a formal LPAs opinion of what a site could be used for that is in accordance with the development plan, assisting those sites which are for sale. In particular this supports sites which are sold through auction, whereby the LPA received many requests for quick consideration as to the appropriate use of a site, and we were unable to support. This reduces the demand on resource, reduces risk to the end user, giving confidence, and acts as a sale particular for a site, supporting the Councils Business Winning agenda. This service is promoted via land and estate agents.
- 3.11 Planning Performance Agreements (PPAs)
For larger complex planning applications the LPA offer dedicated PPAs. This is where the applicant agrees to pay an enhanced fee in exchange for a specific set of milestones in regard exchange of information and determination dates. As these agreements are based around prioritising and dedicating resource on the application, the service can only engage in four PPAs at any one time – which the four principal Planners deliver. Annually the service only engages in approx. 6 PPAs.
- 3.12 Fast track discharge of condition
Following the statutory decision, a fast track condition service can be accessed to support the applicant in the projects delivery, the aim is to make the legislative matters more responsive. This can be carried out via two options; the first is a design service, whereby details as required by the condition are designed to the satisfactory level to discharge the condition, and the condition is discharged accordingly saving time and reducing the cost of external consultants who may need to redesign any submitted scheme to the requirements of the LPA. The second is a prioritised process, which considers the submitted details on an agreed timetable, and this is resourced accordingly.
- 3.13 Highway Design
As proposed sites are developed support can be accessed in designing highway infrastructure, whether on the adopted highway network, on new roads coming forward for adoption, or on those roads to be maintained privately. The service also includes street lighting design and drainage designs that has limited resource externally and therefore generally have long lead in times. It is suited to small and medium sized developments that do not have the financial resources to access the major development consultancies. DCP (Dynamic Cone Penetrometer) testing has also been made available, carried out by the Highway Site Engineers in the team; whilst inspecting the road works on adopted highways, or in respect of highways coming forward for adoption, the test is used to determine the structural properties of sub-grade materials beneath road pavements, and ensures any highway design is stable and appropriate for the location, reducing future maintenance costs for the Council, or landowner.
- 3.14 Other Services available to customers outside of the Borough:
As part of the 2017 re-structure and creation of the apT brand, a range of new services and service packages were developed for external clients these include:

- Promotion of land for allocation in Local Plans to other LPAs
- Advice and preparation of Neighbourhood Plans on behalf of Town /Parish Councils in other LPA areas.
- Building Regulations to work beyond the authority boundary widening the Market area; working in partnership with other LABCs, as allowed in legislation.
- Ecological Reports and solutions to other LPAs and private developers.
- Transport Assessments and highways design service.
- Fully manage the negotiation and drafting of agreements under S38 and S278 of the Highways Act applications.
- Design, tender and oversee the creation of play areas and open space provision.

3.15 **Performance**

The service is monitored on a monthly basis to ensure high levels of service. Key highlights over the past financial year 2020/21 (noting the service was effected by COVID) include:

- Overall 95% of applications determined in statutory time periods, specifically:
 - 96% of major planning applications in time, against government target of 60%
 - 91% of minor applications determined in statutory time period; against government target of 65%
 - 94% of other applications determined in time,, against a government target of 80%
- Approving detailed applications that generate c10,000m² commercial floor area; and c600 dwellings; and outline and reserved matters applications that generate c1300 dwellings; and applications that indicate the creation of 446 new jobs.
- 71% of appeals were dismissed
- Investigating 748 planning enforcement complaints; and proactively investigating to remove the complaint; however where this had not been resolved serving 55 notices.
- Considering 741 building regulation applications, and increasing our market share from 53% to 61% as more customers chose the Council over Approved Inspectors.
- Reviewing 130 building regulation contraventions.
- Investigating 37 dangerous structures
- Winning a Gold Achievement for the management of Address information and a Gold Achievement for the management of Street information in the Geoplace Exemplar awards 2020
- Commended as the LPA of the year in the RTPi planning excellence awards 2020.
- Having 11 shortlisted awards in the West Midlands LABC awards 2020, winning three of them.

3.16 **Income**

A range of external work has been secured since the creation of apT. The majority of the work has been secured with other public sector partners. This has generated income over the past three years with specific examples including:

- North Kesteven Borough Council: Working in partnership with the biT team a tender was secured for a range of highway & drainage design, infrastructure design, and clerk of works, to support the delivery of a new industrial estate development at a value of c£300k across 3 years
- Cornovii Homes (Wholly owned housing company of Shropshire Council): Providing highway & infrastructure strategy & design; ecology statements; Providing Historic Building and Heritage statements
- Shropshire Council: Providing Ecological and Highway support to planning applications
- Wolverhampton Council: Providing specialist planning support for planning applications

- Herefordshire Council: Providing Ecological support to planning applications
 - Working in partnership with Shropshire Rural Communities Charity to support a number of Parish Councils in Shropshire developing neighbourhood plans.
- 3.17 The addition of external work has generated additional income year on year. Specifically in the first financial year 2017/18 c£125k was generated. By year 4 - 2020/21 the service generated an additional £700k, which has gone towards supporting front line services across the Council whilst also ensuring the service is of a size to react to changes in statutory work.
- 3.18 **Branding**
In 2017 the Development Management function moved away from its traditional Telford & Wrekin Council brand and was replaced by apT for all statutory and non-statutory work either within or outside of the Borough.
- 3.19 The branding of apT had a linkage with biT but was set up separately as a development consultancy. This included the production of a range of new outward facing digital platforms including:
- [apT web site](#)
 - [LinkedIn platform](#)
 - [Twitter feed](#)
- 3.20 Email correspondence was also altered with them being sent from @apt-group.co.uk email addresses.
- 3.21 **Review.**
Concerns have been raised by some Members and public around the perception of apT in relation to the department being outsourced to a third party company and some have quoted that by using apt you will have more chance of a successful planning application. For example a resident who makes an enquiry with the LPA in regard to a planning application at a nearby address would correspond with the relevant planning officer receiving an email from @apt-group.co.uk and a branded signature despite the fact that the correspondence is from the planning officer working on statutory matters.
- 3.22 In the Borough advice is paid for pre application advice and for the fasttrack condition discharge service at either side of a statutory planning application. The pre application advice is confidential and a service that is provided by any LPA at a charge. The fast track condition discharge is evidenced on any planning file and transparent. It is recognised however that the branding used in both cases confuses some and therefore considered appropriate to rename under TWC. The service however as reflected in national planning guidance will remain and people will continue to pay for advice and this service. It is confirmed that on no occasion has the matter been raised with Scrutiny, or the Council Monitoring Officer. Having reviewed complaints, the statutory service receives an expected number of complaints, which due to the nature of the service, it can never satisfy all interested parties all of the time; there is normally an aggrieved objector or a disgruntled applicant. However officers are professional and matters are overseen by a number of supporting senior officers in authorising any decision.
- 3.23 There is however a need for the service to deliver income in addition to covering the growing statutory and non-statutory case load. This can only be achieved by retaining the external income and continuing to market the service. This cannot be achieved under the brand of TWC. As the service area is now aligned with biT there is an opportunity for TWC to have just one dedicated outward facing development consultancy.
- 3.24 There are also risks to this; firstly biT submit planning applications for determination and building regulation applications, both of which are independent statutory processes; the

department must therefore not be associated with this name in this process, and this view has been clear from Members since the conception of apT. Secondly apT has developed a client base and marketed a brand for four years, this will need to be converted into biTs identity to ensure the customers know the service is still accessible, but to also attract new clients. The identity should be as one, and it is suggested a project team is put in place along with a project officer to oversee the conversion of the brand, prepare a new business plan, and marketing strategy and monitoring to ensure its successful delivery. Some employees within apT will need revised job descriptions in association with the new direction, as some elements of the role may be lost. Officers within apT will still be expected to correspond externally for work bases – such as with other authorities, on work not associated with statutory roles, therefore access to a communal email should be provided to continue this work. These will not be personal emails but grouped ie ecology@biT-group.co.uk.

4. Conclusion

- 4.1 Development Management is a high performing service area that achieves standards well above those set by government in terms determination of applications. It is a key 'gateway' for developers/investors to the Council's Enterprise Telford investor services and is supporting the delivery of growth through homes and jobs.
- 4.2 Since its inception apT has grown its external client base driving additional income to the service area that in turn helps to deliver front line services. The move to charging for services has allowed a more focused detailed approach enabling proposed applications to be dealt with in a much more structured way, an enabling developments to deliver quickly without risk.
- 4.4 The use of a brand (apT) for all service activities either for LPA or private work can be misleading in that it is not clear to customers and the general public under what guise the officers are operating. There is a small perception, but one nonetheless that a private company is responding to an LPA matter when in reality it is the designated LPA planning officer who is responding but using the branding/email address of apT. Going forward it is therefore decided that the council has one trade name of biT, to deliver a holistic development consultancy, and the service area of apT: Development management is rebranded to TWC. There are no proposed changes to structures, only communications.
- 4.5 Decisions:
- That the formal brand name of apT is formally withdrawn and the service reverts to TWC.
 - External work should still continue, where appropriate this should be under the established biT brand as part of a wider development consultancy offer with a focus on Highways development design/implementation and specialist skills (including ecology and conservation).
 - That a project team is established to oversee the working across the service, communications and marketing strategy, converting appropriate material to biT brand, and communications to existing clients. The project team shall report to the Director – Prosperity Investment.

5. IMPACT ASSESSMENT – ADDITIONAL INFORMATION

NA

6 PREVIOUS MINUTES

NA

7 BACKGROUND PAPERS

- Cabinet Report 20/04/17 Supporting Growth: Development Management

Report prepared by James Dunn, Director – Prosperity & Investment

**THE FOLLOWING DECISION HAS BEEN TAKEN UNDER:
PART 2 – DECISION MAKING: DELEGATIONS TO CHIEF OFFICERS
OF THE COUNCIL’S CONSTITUTION**

Decision maker:	James Dunn
Position:	Director: Prosperity & Investment
Decision in the matter of:	REVIEW OF DEVELOPMENT MANAGEMENT INCLUDING APT
Decision taken on:	1 st October 2021

The Executive Director is aware of the decision taken.

DECISION:

Having reviewed the Development Management function and having also consulted with Cllr David Wright, Cabinet Member for Economy, Housing, Transport and Infrastructure, I approve the following changes to the Development Management function:

- The brand of apT is withdrawn and the service reverts back to being the T&WC – Development Management Service.
- External work should still continue, where appropriate this should be under the established biT brand as part of a wider development consultancy offer with a focus on Highways development design/implementation and specialist skills (including ecology and conservation).
- That a project team is established to oversee this work, working across the service to deliver combined communications and marketing strategy, converting appropriate material to biT brand, and communications to existing clients. The project team shall report to the Director: Prosperity & Investment

In accordance with the authority granted to me as a Chief Officer under the Constitution of the Council.



Signed:

Director: Prosperity & Investment

Date: 1st October 2021

Planning and Pre application
advice

Performance indicators

2019/20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Total
Pre application advice.													
Informal Pre app													
How many verbal appointments have been completed ?	0	1	1	0	0	0	0	0	0	0	0	0	2
How many appointments have failed to attend?	0	0	0	0	0	0	0	0	0	0	0	0	0
Applications.													
How many applications have been received ?	79	72	104	104	99	106	119	94	100	111	89	155	1232
Total applications valid (spreadsheet)	21	19	42	33	29	29	41	31	39	35	26	53	377
% of applications valid	27%	26%	41%	32%	29%	27%	34%	33%	39%	32%	29%	34%	31%

Planning Application Determination in term	Q1	Q2	Q3	Q4	Yearly Av.
Major	92%	100%	92%	92%	23
Minor	92%	95%	96%	100%	23
Other	94%	96%	97%	97%	24
Total Decisions (No.)	215	220	209	208	

2019

	Q1	Q2	Q3	Q4	Yearly Av.
Major	100%	100%	100%	100%	100
Minor	94%	95%	97%	95%	95
Other	96%	95%	100%	98%	97
	210	217	206	192	

	Q1	Q2	Q3	Q4
Minerals	-	100%	-	-
Total Decisions (No.)	0	2		

Performance indicators

Building Control Application types:	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Total
Building Control Applications	22	33	63	83	74	58	70	69	47	80	83	101	783
Initial Notices	14	25	43	57	37	44	52	42	22	57	51	55	499
% Lost to an AI													
Demolition Apps	1	0	1	3	1	1	1	3	1	1	1	2	16
Regularisation Apps	5	3	4	5	2	2	7	2	1	7	2	7	47
Dangerous Structures	1	3	6	5	5	1	0	0	3	4	2	7	37
% request for site inspection on the day requested													0
Free disabled applications for TWC	0	2	8	19	14	9	9	18	13	14	24	18	148
Number of applications referred by planning	0	0	0	0	0	0	0	0	0	0	0	0	0

Reference No.	Application Address	Planning Officer																	
Proposal		Date	Site Visit																
			Y/N																
Key Considerations																			
Constraints / identified features	<p>Formal Designations:</p> <table border="0"> <tr> <td>Conservation area</td> <td>Flood Zone 2,3</td> </tr> <tr> <td>World Heritage Site</td> <td>Contaminated Land</td> </tr> <tr> <td>Article 4 Direction</td> <td>Biodiversity (SSSI or likely presence of protected species)</td> </tr> <tr> <td>Listed building</td> <td>Public Right of Way</td> </tr> <tr> <td>Archaeology</td> <td>Air Quality Management Area</td> </tr> <tr> <td>Scheduled Ancient Monuments</td> <td></td> </tr> <tr> <td>Tree Preservation Order (TPO)</td> <td></td> </tr> <tr> <td>Green Network</td> <td>Other(s) – Please specify</td> </tr> </table>			Conservation area	Flood Zone 2,3	World Heritage Site	Contaminated Land	Article 4 Direction	Biodiversity (SSSI or likely presence of protected species)	Listed building	Public Right of Way	Archaeology	Air Quality Management Area	Scheduled Ancient Monuments		Tree Preservation Order (TPO)		Green Network	Other(s) – Please specify
Conservation area	Flood Zone 2,3																		
World Heritage Site	Contaminated Land																		
Article 4 Direction	Biodiversity (SSSI or likely presence of protected species)																		
Listed building	Public Right of Way																		
Archaeology	Air Quality Management Area																		
Scheduled Ancient Monuments																			
Tree Preservation Order (TPO)																			
Green Network	Other(s) – Please specify																		
Main Considerations	<p>ie</p> <ul style="list-style-type: none"> • Location of development • Density, Design and Visual Impact • Impact on Amenities of Neighbouring Properties/ uses • Highway Safety • Environmental Constraints • Provision of infrastructure (highways, education, open space / play facilities, Affordable housing) • Other(s) – Please specify 																		
Relevant History																			
Key Policies	<ul style="list-style-type: none"> • National Planning Practice Guidance: National Planning Policy Framework (NPPF) • Telford & Wrekin Local Plan (2011-2031) <ul style="list-style-type: none"> SP3 Rural Area SP4 Presumption in favour of Sustainable Development HO1 Housing Requirement HO10 Residential Development in the Rural Area NE1 Biodiversity & Geodiversity NE2 Trees, Hedgerows & Woodlands C3 Impact of development on Highways BE1 Design Criteria 																		
Internal Consultations Summary (attached where necessary)																			
Highways																			
Ecology	ie. Bat Survey required																		
Conservation	ie Object to current design – amend to pitch roof																		

Drainage	le no objection subject to use of SUDs, need details – including any management
Arboriculture	le NA
Land stability	<p>The proposed development will involve material operations to the land, and as required by the NPPF, any decision will need to ensure that the development is appropriate taking account of any risks from land instability and contamination.</p> <p>Where a development site is affected by contamination or stability, it is the responsibility of the developer and/or landowner to secure a safe development.</p> <p>Therefore any proposal should indicate existing and proposed ground levels. Where any retaining features are proposed, these should be clearly illustrated and accompanied by appropriate reports completed by a competent person.</p>
Contamination / Coal Mining	<p>DELETE AS APPROPRIATE</p> <p>Due to previous uses, consideration to contamination is necessary and a ground investigation is required prior to submission</p> <p>OR</p> <p>Having consideration to the previous uses, it is likely that the site is subject to ground contamination and any remediation will be controlled through condition of any approval.</p> <p>DELETE AS APPROPRIATE</p> <p>The site is located in the Low Risk Coal Mining Area and / or the development is included on the Exemptions List. However if any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority.</p> <p>OR</p> <p>The site is located in the High Risk Coal Mining Area and the development is not included on the Exemptions List. You will therefore need to submit a Coal Mining Risk Assessment (CMRA) to support your planning application which may typically include:</p> <ul style="list-style-type: none"> - A desk study; - Walkover survey; - A topographic survey; - Intrusive ground investigation; - Instrument installation for gas and groundwater monitoring, sampling and testing; - Ground movement monitoring, both surface and at depth; and - Slope stability assessment.
Environmental Health	
Policy	le No objection
Urban Design	
Housing	<ul style="list-style-type: none"> • le Provision go % affordable housing;
Education	<ul style="list-style-type: none"> • le Provision of £x towards primary facilities at... School
Healthy Spaces	<ul style="list-style-type: none"> • le £600 per dwelling (2 or more bed spaces)
Viability	
FYI External bodies that would be consulted as part of a planning application:	
<ul style="list-style-type: none"> • Shropshire Council Archaeological Service • Environment Agency • Highways England 	

- Historic England
- Natural England
- Shropshire Wildlife

Assessment	
Principle	<ul style="list-style-type: none"> • The development is located within the urban boundary • Principle of development and approved under...

Design	<p><i>Include any built heritage issues</i></p> <ul style="list-style-type: none"> • Proposal has a density of... which does not harm the surrounding area • The design brings in details from surrounding areas – scale and massing, but requires further fenestration – including chimneys, eave details, headers and cills • Design also includes windows and doors which are proportionate to the extension and the dwelling • Scale of the extension is proportionate to the dwelling • Materials are expected to match the dwelling • Private residential garden area remaining is considered sufficient for a dwelling of this size
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Impact on amenities of neighbours <ul style="list-style-type: none"> • <i>Habitable room:– Kitchen, dining, living room, bedroom</i> 	Proposed minimum distance of new habitable room to boundary of neighbouring private garden:	Write distance - and address if concerns
	Proposed minimum distance of existing habitable window to proposed habitable window:	Write distance and address if concerns
	Proposed minimum distance of existing habitable window to proposed flank elevation:	Write distance and address if concerns
	Are there any level differences between the proposal and neighbouring land?	If yes outline what difference
	Existing boundary treatment	
	<ul style="list-style-type: none"> • The proposed extension will not adversely impact the living conditions of the neighbours 	

Highway Safety	No. Parking Spaces provided:	No. Parking spaces required:
	Minimum Parking Sizes:	
	<ul style="list-style-type: none"> • The proposed access point needs to provide visibility splay of • Refuse vehicles of ... should be able to manoeuvre and demonstrated through tracking plans • Insufficient vehicle spaces have been provided. The proposal needs to provide... spaces to accord with policy 	

Ground / Environmental issues	<ul style="list-style-type: none"> • The proposal can be adequately drained – but require details • The proposal will not adversely affect any protected species – but requires mitigation measures • The proposal does not harm any protected trees – but requires mitigation • The site is not subject to land contamination – condition to ensure if any contaminates found • Any retaining wall will require further assessment – and should be supported by a stability declaration form
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Contributions & Viability	<ul style="list-style-type: none"> • Proposal should provide : <ul style="list-style-type: none"> ○ Education ○ Highways ○ Leisure ○
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Other	<ul style="list-style-type: none"> • The proposal is not affected by any identified constraint indicated above. <p style="color: red;">Need for Officer to demonstrate how any request for a financial contribution meets the following tests:</p> <ol style="list-style-type: none"> 1. That it is necessary to make the development acceptable in planning terms; 2. That it is directly related to the development; and 3. That it is fairly and reasonably related in scale and kind to the development.
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Conclusion	
Amend	Describe what to do ... Recommended additional dialogue in receipt of this information / amendments
Further information required	Should advise what is required, and why it is necessary.
Support	Subject to provision ofinformation Likely conditions: <ul style="list-style-type: none"> • Materials to match the existing property • Provision of a visibility splay • Window on southern boundary to be obscurely glazed
Cannot support / Refuse	Principle is unacceptable on the grounds of... To progress with this application it is suggested you provide further justification with regard to....

To have a formal planning decision for this development you are required to submit a formal planning application. The table below sets out these requirements

Validation Requirements	
1.	The application form
2.	1:1250 or 1:2500 Location Plan - The site area/property should be edged in a red line
3.	1:200 or 1:500 Block Plan - Please annotate the plan to show the position of the development, parking provision, boundary treatments and any other necessary information
4.	1:100 or 1:50 existing elevations

5. 1:100 or 1:50 proposed elevations
6. 1:100 or 1:50 existing floor plans
7. 1:100 or 1:50 proposed floor plans
8. 1:100 or 1:50 existing roof plan
9. 1:100 or 1:50 proposed roof plan
10. Preliminary Ecological Assessment (PEA) - This is required as there are records of protected species present within the vicinity or your property
11. Design and Access Statement
12. Others – Noise report, tree survey, archaeological assessment, Householder Flood Risk Assessment, Slope Stability, Coal Mining, Contaminated Land
13. Fee of £

If you require further advice prior to the purchase of any plans or wish to purchase them from ourselves please contact us on 01952 384555 or at planning@apt-group.co.uk **Please note** that the planning application will not be formally registered and the determination period will not start until all the above information has been submitted.

Further information:	Link to application forms and guidance which includes the Validation Criteria .
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Signed:		Dated	
Authorised by		Dated	

Any advice given by Council officers at pre-application stage is not a formal planning decision by the Local Planning Authority.

The advice provided has been given on the basis of the information provided and include the relevant comments from internal consultees as detailed above. External consultation has not been sought and in some cases may be relevant

The above advice is given without prejudice to any future decision made by the Local Planning Authority, and the consideration of a formally submitted planning application may generate previously unknown issues either through responses to statutory consultations or evaluation of the more detailed information submitted with the application.

The decision on the formal application may also be made by the Planning Committee which, democratically, is entitled to arrive at a different conclusion to the planning officers provided that decision is based on reasonable planning grounds.

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Telford & Wrekin Planning Department

<u>Our Current Enquiry Types</u>	<u>Our Proposed Charges in 2017</u>	<u>Our Current Charges As Of 2020</u>
Householder (Whereby the application would be free)	0	
Householder - Permitted Development Confirmation	£ 50.00	£ 50.00
Householder - Assessment	£ 50.00	£ 50.00
Adverts	£ 50.00	£ 50.00
Agricultural Buildings up to 540sqm	£ 50.00	£ 75.00
Change Of Use To Garden	?	£ 100.00
Non-Residential PD / Non-Residential Minor up to 40sqm		£ 150.00
Change Of Use/Telecommunications		£ 150.00
Minor Residential Including conversion 1-4 units	£ 250.00	£250-350
Minor Residential Including Conversion 5-9 units / Non-residential 1000- 4,999 sqm gross floor area		£350-450
Residential Including Conversion 10-49 units / Non-residential 1000-4,999 sqm gross floor area	£ 600.00	£750-1000
Residential Including Conversion 50-199 units / Non-residential 5,000- 9,999 sqm gross floor area	£ 1,000.00	£ 1,250.00
Strategic Major. Residential Including conversion 200+ units / Non-Residential more than 10,000sqm gross floor area	£ 1,500.00	£ 1,750.00

Previous Charges 2017		Current Charges As Of 2019	
Birmingham		Bromsgrove	
No Fee's Indicated On Website	£ 206.00	No Fee's Indicated On Website	£ 103.00
	£ 34.00		
	£ 34.00		No Fee's Indicated On Website
	£ 462.00		
	£ 462.00		
	£ 462.00		
	£ 234.00		
	£ 462.00		
	No Fee's Indicated On Website		
£ 1,000.00	£293 - £587	£ 666.00	
£ 1,000.00	£ 462.00	£ 1,171.00	£ 1,333.00
£ 2,000.00	£ 22,859.00	£ 2,344.00	£ 3,333.00
£ 5,000.00	No Fee's Indicated On Website	£ 3,515.00	£ 4,443.00

Previous Charges 2017	Current Charges As Of 2019	Previous Charges 2017	Current Charges As Of 2019
Cannock Chase		Coverntry	
FREE	FREE	£ 35.00	No Fee's Indicated On Website
		£ 40.00	
		£ 2,500.00	
		£ 5,400.00	
		Price Provided Upon Request - Bespoke Service Provided	

Local Authorities - Pre Application Ch

Previous Charges 2017		Current Charges As Of 2019	
Dudley		East Staffs	
£	43.00	£	51.50
		£	25.00
		£	55.00
			£
			69.00
		£	33.00
		No Fee's Indicated On Google As Of 2017	No Fee's Indicated On Website As Of 2019
			£
			188.00
FREE	No Fee's Indicated On Website	£150 - £300	£
			375.00
		£	570.00
			£
			938.00
		£	1,000.00
			£
			1,250.00
		10% Potential Planning Appliation Fee	10% Potential Planning Application Fee

arges

Previous Charges 2017	Current Charges As Of 2019	Previous Charges 2017	Current Charges As Of 2019
Herefordshire		Lichfield	
£ 99.00	£ 125.00	£ 42.00	£ 42.00
No Fee's Indicated On Google	£ 133.00	No Fee's Indicated On Google	No Fee's Indicated On Website As Of 2019
	£ 198.00		
	£ 264.00		
	£ 201.00		
	£ 264.00		
	£ 396.00		
£313 - £625	£ 837.00	£180 - £360	£ 360.00
£ 1,249.00	£ 1,574.00	£ 720.00	£ 720.00
£ 2,289.00	£ 2,883.00	£ 1,440.00	£ 1,440.00
£ 3,642.00	£ 4,588.00	£ 2,160.00	£ 2,160.00

Previous Charges 2017	Current Charges As Of 2019	Previous Charges 2017	Current Charges As Of 2019
Newcastle Under Lyme		North Warwickshire	
£ 28.00	£24-£34	FREE - No Charge For This Service	FREE - No Charge For This Service
	£ 58.00		
£ 39.00	No Fee's Indicated On Website		
No Fee's Indicated On Google			
£ 110.00	£ 162.00		
£ 200.00	£ 360.00		
£ 242.00			
£ 484.00	£ 715.00		

Previous Charges 2017	Current Charges As Of 2019	Previous Charges 2017	Current Charges As Of 2019
Rugby		Shropshire	
FREE - No Charge For This Service	FREE - No Charge For This Service		£ 100.00
		No Fee's Indicated On Website	No Fee's Indicated On Website
			£ 250.00
		£ 500.00	£ 600.00
		£ 500.00	£ 600.00
		£ 500.00	£ 1,200.00
		£ 1,750.00	£ 2,000.00

<u>Previous Charges</u> <u>2017</u>	<u>Current Charges As Of</u> <u>2019</u>	<u>Previous Charges 2017</u>	<u>Current Charges As Of</u> <u>2019</u>
Solihul		South Staffs	
No Fee's Indicated On Website	£ 206.00	£ 86.00	£ 85.84
	No Fee's Indicated On Website	No Fee's Indicated On Google - 2017	
		£ 86.00	£ 95.84
		£ 81.00	No Fee's Indicated On Website
£ 732.00	No Fee's Indicated On Website		
£ 200.00	£ 1,464.00	£ 162.00	£ 375.00
£ 539.00	£ 2,190.00	£ 324.00	£ 1,000.00
£ 539.00	£ 3,654.00	£ 658.00	£ 2,000.00
£ 1,343.00	£ 4,872.00	No Fee's Indicated On Google - 2017	£ 3,200.00

<u>Previous Charges 2017</u>	<u>Current Charges As Of 2019</u>	<u>Previous Charges 2017</u>	<u>Current Charges As Of 2019</u>
Stafford		Staff Moorlands	
Not Provided	Not Provided	No Fee's Indicated On Website	Fee's Not Indicated On Website
		£ 250.00	£ 570.00
		£ 425.00	£ 845.00
		£ 565.00	£ 1,130.00
		£ 565.00	Fee's Not Indicated On Website

<u>Previous Charges 2017</u>	<u>Current Charges As Of 2019</u>	<u>Previous Charges 2017</u>	<u>Current Charges As Of 2019</u>
Stoke On Trent		Straford Upon Avon	
No Fee's Indicated On Website	£28 - £97	SA	£ 206.00
	£ 110.00		No Fee's Indicated On Website
	£ 80.00	£ 350.00	
	No Fee's Indicated On Website	£ 750.00	
	£ 385.00		
£172 - £339			
£ 150.00	No Fee's Indicated On Website	£400-£550	£ 1,000.00
£ 750.00	£ 385.00	£ 600.00	£ 2,000.00
£1500 - £1200	No Fee's Indicated On Website	£ 1,500.00	£ 3,000.00
£1500 - £1200		£ 1,500.00	

<u>Previous Charges 2017</u>	<u>Current Charges As Of 2019</u>	<u>Previous Charges 2017</u>	<u>Current Charges As Of 2019</u>	
Walsall		Warwick		
FREE	£ 108.00	£ 35.00	£ 100.00	
	£ 180.00	£ 50.00	No Fee's Indicated On Website	
	No Fee's Indicated On Website			
	£ 300.00			
	No Fee's Indicated On Website			£ 150.00
	£ 300.00	No Fee's Indicated On Website		
	£ 600.00	£150-£300	£ 600.00	
	£ 1,200.00	£ 600.00	£ 1,200.00	
	£ 3,600.00	£ 600.00	£ 1,800.00	
				£ 900.00

<u>Previous Charges 2017</u>	<u>Current Charges As Of 2019</u>	<u>Previous Charges 2017</u>	<u>Current Charges As Of 2019</u>	
Wolverhampton		Wyre Forest		
FREE	FREE	£ 29.00	No Fee Given	
		£ 47.00		
		No Fee's Indicated On Google	£ 79.00	
			No Fee Given	
			£ 236.00	
				£ 294.00
		£295-£592	£ 788.00	
		£ 1,182.00	£ 1,680.00	
		£ 2,365.00	£ 3,675.00	
		£ 3,547.00	£ 4,410.00	

<u>Previous Charges 2017</u>	<u>Current Charges As Of 2019</u>
Wcyhavon	
£ 45.00	£ 47.10
No Fee's Indicated On Google	No Fee's Given
£ 65.00	£ 68.15
£ 95.00	No Fee's Given
No Fee's Indicated On Google	
£ 193.60	
	£ 324.60
£310 - £620	£ 649.75
£ 1,230.00	£ 1,285.20
£ 2,460.00	£ 2,578.25
£ 3,690.00	£ 3,867.85

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