



PART B:	RECOMMENDATIONS TO COUNCIL
REPORT TO:	POLICY AND RESOURCES COMMITTEE
DATE:	6 DECEMBER 2012
REPORT OF THE:	HEAD OF PLANNING & HOUSING GARY HOUSDEN
TITLE OF REPORT:	FEES & CHARGES
WARDS AFFECTED:	ALL

EXECUTIVE SUMMARY

1.0 PURPOSE OF REPORT

1.1 This report sets out the proposed fees and charges for 2013/14 for those services delivered which are recommending charges outside the parameters set by Full Council.

2.0 RECOMMENDATIONS

2.1 That Council is recommended to approve the following fees and charges exceptions:

- (i) No increase in Local Land Charge fees.(Annex B);
- (ii) No increase in Development Management Discretionary Charges.(Annex C);
and
- (iii) Increase in Street Naming & Numbering Charges(as set out in Annex D).

3.0 REASON FOR RECOMMENDATIONS

3.1 The above recommendations have considered the impact of any increases in line with the Council resolution.

4.0 SIGNIFICANT RISKS

4.1 It is considered that the most significant risk is that the charges do not achieve target levels which could lead to additional savings to be found in other areas. This is mitigated by considerations of the factors and demand analysis for the relevant charges.

4.2 The Risk Matrix is attached at Annex A.

5.0 POLICY CONTEXT AND CONSULTATION

- 5.1 This report supports existing Council Policy and the budget strategy.
- 5.2 Consultation on the proposals has not taken place.

REPORT

6.0 REPORT DETAILS

- 6.1 Full Council on 1 November 2012 resolved that in relation to fees and charges:

'Increases in fees and charges to be 3.5% - 4.5% on a cost centre heading basis excluding VAT and only those charges officers recommended above or below this figure to be considered by the relevant Policy Committee'.
- 6.2 This report considers those charges under the purview of the Policy & Resources Committee.
- 6.3 Annexes B, C and D to this report set out the proposed charges for 2013/14 for the services listed.
- 6.4 The following charges are not proposed to be increased in line with the parameters set by Full Council.

Land Charges

- 6.5 Since the setting of Land Charge fees for 2011/12, the Council's in-house service has continued to be successful in gaining business back from Personal Search companies with approximately 83% of searches being carried out in-house. Income for the current year is again slightly ahead of budget predictions despite the difficulties in current market conditions. It is recommended, however, that there is no increase in the overall fees set for Land Charges in 2013/14 as these would be likely to undermine the competitiveness of the in-house service in relation to that provided by the Personal Search companies.
- 6.6 The Full Schedule of recommended Local Land Charge Fees is set out in Annex B.

Development Management Discretionary Fees

- 6.7 The current rates of charges for Development Enquiry forms and Pre-Application advice were set by Full Council on 10 March 2011. Members will recall that a sliding scale of fees was introduced in respect of pre-application advice from April 2011 in order to reflect the general levels of increased complexity associated with larger developments.
- 6.8 Since April 2012, the Development Management service has responded to 89 pre-application enquiries which have generated in excess of £11k of additional income to date. Whilst the number of enquiries is higher than the comparable period for 2012/13 the overall income level has remained the same and it is difficult to judge whether the demand and fees received from this service will continue at the current rate.
- 6.9 184 Development Enquiry forms have been received in the financial year to date, generating a further £4,600 of income. Whilst this is slightly higher than 2012/13 it is noted, that the number of Development Enquiry forms has remained lower than

previous years, reflecting the general state of the market and the number of householder commencements on site.

- 6.10 The discretionary fees for charging for Development Enquiry forms and Pre-Application advice are recommended not to exceed those set for 2012/13. This is to encourage potential applicants and developers to engage with the Local Planning Authority during a continued period of difficult market conditions.
- 6.11 The Full Schedule of recommended Development Management Discretionary Charges is set out in Annex C.

Street Naming & Numbering

- 6.12 Charges for Street Naming and Numbering were introduced in January 2011. The current level of fees was set after discussion had taken place with all North Yorkshire Districts with a view to standardising the charges across the County and the levels proposed in Annex D. Since that time individual authorities have developed their own fees and there is a greater variation of fees currently being charged across the County. Members will note a significant change in the proposed fees for the naming of new streets with up to ten properties from £180 to £500. This is to reflect a charge which more closely equates to the amount of work and consultation that is associated with the naming of developments of this scale. The charge is also similar to that currently charged by both Hambleton and Richmondshire Councils.
- 6.13 The budgeted full year income from these charges was set at £25k. The actual receipts for the year to date are £8.5k. This service however is not considered to be as sensitive to fee changes and the proposed fee increases set within Annex D are recommended for year 2013/14.
- 6.14 The Full Schedule of charges for Street Naming and Numbering is attached as Annex D.

7.0 IMPLICATIONS

- 7.1 The following implications have been identified:
 - a) Financial
As described in the report.
 - b) Legal
There are no legal issues arising from the report.
 - c) Other
There are no significant additional implications of the proposals.

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Background Papers:

None