



Civic Centre,  
Crook,  
County Durham.  
DL15 9ES  
Tel: 01388 765555 Fax: 01388 766660  
Minicom: 01388 761515 e-mail: i.phillips@wearvalley.gov.uk

---

Iain Phillips      Chief Executive

---

29<sup>th</sup> January 2007

Dear Councillor,

I hereby give you Notice that a Special Meeting of **the REGENERATION COMMITTEE** will be held in the **COUNCIL CHAMBER, CIVIC CENTRE, CROOK** on **WEDNESDAY, 6<sup>TH</sup> FEBRUARY 2007 at 6.00 P.M.**

### AGENDA

1. Apologies for absence.
2. To consider the 2007/2008 Draft Regeneration Department Revenue and Capital Budget.

Yours faithfully

**Chief Executive**

Members of this Committee:      Councillors Bailey, Mrs. Brown, Dobinson, Ferguson, Grogan, Hayton, Mrs Jones\*, Laurie, Mews, Mowbray, Murphy\*, Nevins, Perkins, Mrs Seabury, Stonehouse, Townsend and Zair.

\*ex-officio, non-voting capacity

Chair:                                      Councillor Townsend

Deputy Chair:                            Councillor Mowbray

TO:    All other Members of the Council for information  
         Management Team



WEAR  
VALLEY  
DISTRICT COUNCIL

## SPECIAL REGENERATION COMMITTEE

6 FEBRUARY 2007

---

Report of the Strategic Director for Resource Management

### **2007/08 DRAFT REGENERATION DEPARTMENT REVENUE AND CAPITAL BUDGET**

#### **purpose of report**

1. To inform Members of the draft regeneration departmental Revenue and Capital budgets for 2007/08 and to seek Member approval to progress the draft budgets to Policy and Strategic Development Committee for consideration.

#### **background**

2. Members will be aware of the Council's budget setting process that has developed in recent years. In particular, Members will be aware of:
  - (i) The need to invest in Council priorities as outlined in the Council Plan.
  - (ii) The need to create room for manoeuvre within existing departmental resources in order to fund priorities and service improvements. This has been achieved through exerting continued downward pressure on fixed and unit costs.
  - (iii) The need to invest in the capital infrastructure of both the Council and Wear Valley in pursuance of corporate objectives.
3. This report sets out the department's draft 2007/08 revenue and capital budgets including cost improvements and fees and charges. Cost improvement bids have been assessed by an inter-departmental group of Officers who have followed an agreed scoring process. This process takes into account issues such as links to corporate objectives and corporate themes, degree of external funding, impact upon performance etc. The capital schemes have followed a similar process.

#### **draft 2006/07 revenue budget**

4. The table below shows the draft regeneration departmental budget for 2007/08 prior to consideration of service development and cost improvements bids. It has been produced after taking into account the following:
  - (i) Known and anticipated pay awards, based on existing establishment levels.

- (ii) Increases in contractual payments where appropriate.
- (iii) Increases in fees and charges based on expected levels of service activity against expected charging levels and any specific government grants.
- (iv) Known external funding.

<b>Cost Centre Description</b>	<b>Estimate 2007/08 (£000)</b>
Tourism	71
Housing Enforcement	3
Other Private Sector Housing	184
Housing Improvement Agency	27
Building Control Applications	(11)
Building Control Non Fee	58
Plan Printer	5
Planning Applications	76
Planning Enforcement	84
Innovation House	(1)
Economic Development - Crook Business Centre	(1)
Economic Development Financial Incentives	25
Economic Dev - Low Willington Industrial Estate	(2)
Economic Development - Durham Dales Centre	29
Economic Development - South Church	(5)
Economic Development - General	66
Economic Development Fund	70
Innovation House - Phase 2	3
N.R.F. Management	(59)
NC1 Community Cap Development	30
Regeneration Initiative General	206
TC2 Town Centre Management	74
Market towns Initiative - Crook and Stanhope	38
Dangerous Structures	1
Local Agenda 21	40
Town Development - Groundwork Trust	15
Contaminated Land	1
Land Reclamation and Env't Impts	51
Development Plans - District Local Plan	174
Development Plans/Planning Policy	165
Regeneration Administration	139
<b>Total</b>	<b>1,555</b>

### **fees and charges**

5. The proposed fees and charges for 2007/08 for the department are shown at Annex A. They have been constructed around the following principles:

- i) Planning fees – fees are set by the Government. In 2005/06 Government raised fees by 14%. No increase has been announced for this year. Therefore it is assumed they will remain at current levels.
- ii) Building control fees – the council’s fee structure for building control, including plan vetting, site inspections and completions are set within a national model devised by ODPM. This model allows some flexibility in charging. For 2006/07 fees were increased by 10% for certain small buildings, extensions and alterations. For other building work (larger schemes) the fee is determined by the value of the works proposed and income will increase as the cost of building work increases with inflation.

### cost improvements

6. The following cost improvements are proposed as the departmental contribution to creating scope for priorities as well as improving the efficiency of the department. Each cost improvement is considered in turn.

<b>Scheme</b>	<b>£000</b>	<b>Commentary</b>
Capitalisation of Economic Development Fund	30	Contingency available to support economic development in the District. Will be included in the 2007/08 capital programme
Regeneration IT Provisions	14	Budget no longer required due to re-negotiation of contract with system supplier
Durham Dales Contribution	3	Saving possible through negotiation with Durham County Council
Home Improvement Agency	3	Contribution could decrease due to joint working with Sedgfield Borough Council
Ending of Coundon Settlement Renewal Initiative	25	Project ceases on 31 March 2007
<b>Total</b>	<b>75</b>	

### capital programme

7. The following table shows the proposed capital programme for the department for 2006/07.

<b>Scheme</b>	<b>£000</b>	<b>Commentary</b>
Disabled Facilities Grant (Private)	234	The DFG regime is mandatory and plays a crucial role in the Government’s Care in the Community strategy
Public Sector disabled Adaptations	174	To deliver adaptations to Council owned properties where DCC

<b>Scheme</b>	<b>£000</b>	<b>Commentary</b>
		Occupational Therapists have identified residents require works. The works can include ramps, grab rails, shower adaptations etc.
Bishop Auckland Town Centre development	300	To facilitate the redevelopment and regeneration of Bishop Auckland Town Centre
West Auckland Improvement Scheme	23	Environmental improvement scheme would address townscape and environmental issues to improve the appearance and image of the village, sustain its commercial attractiveness, increase pedestrian and resident safety and reduce vehicular traffic conflicts. A partnership scheme with DCC and Heritage Lottery Fund
Major and Minor Grants	100	The grants are to enable customers who cannot afford to carry out essential repairs and/or upgrades to their homes to be able to access help and funding. Additional resources are required to reduce the waiting list
Dene Valley Renewal Area	100	To continue the work already undertaken that has made a significant impact on the lives of customers who live within the area
Contaminated land	100	Under the Environmental Protection Act, the Council has an obligation to provide a programme for the identification and remediation of land that is posing unacceptable risks to health or the environment. Costs would be incurred for specific site investigation work and to undertake remedial action where there is danger of serious harm
Eastgate Development	96	The Council's contribution towards redevelopment proposals for the Eastgate Renewable Energy Village. The proposal for a mixed use residential, leisure and industrial development based around a renewable energy concept has been designed over the last three years since the announcement of the closure of the cement works with the loss of 150 jobs
Wear Valley Building Enhancement Scheme	86	To contribute and expand the current Wear Valley Building Enhancement

<b>Scheme</b>	<b>£000</b>	<b>Commentary</b>
		Scheme and various shop front improvement schemes to ensure that grants continue to be available to the private sector to bring retail and commercial buildings back into economic use throughout the whole of Wear Valley
Alternative energy systems in public systems	60	To embrace renewable technologies at the same time taking steps to reduce the financial costs of heating and lighting places of public employment
Renewable energy at Innovation House	23	To carry out an energy survey and to explore sustainable renewable power
Alternative energy grants	30	To encourage development of renewable energy systems to domestic households within the district
Economic Development fund	30	Capitalisation of Economic Development fund
<b>Total</b>	<b>1356</b>	

## **conclusions**

8. The above proposals represent the Department's anticipated resources for 2006/07. They have been subject to scrutiny by a cross section of the Authority's officers and are considered adequate with which to deliver the Council's priorities. The cost improvements are considered achievable and the revenue and capital bids are considered deliverable.
9. The delivery of the above will be subject to regular monitoring at both Officer and Member level throughout 2007/08.

## **RECOMMENDED**

1. Members submit the fees and charges detailed in Annex A of the report to Policy and Strategic Development Committee for consideration.
2. Members submit the cost improvements and capital programme proposals detailed within the report to Policy and Strategic Development Committee for consideration.

---

### **Officer responsible for the report**

Gary Ridley  
Strategic Director for Resource  
Management  
Ext 227

### **Author of the report**

Gary Ridley  
Strategic Director for Resource  
Management  
Ext 227

---



## Wear Valley District Council Building Control Fees and Charges

Fees and charges for Building Control are quite detailed. The figures below are a guide to the building works most frequently undertaken. Contact us if you require a more detailed quote.

If you opt for a full plans application you are required to pay for the plans to be checked when you submit your application, but you will receive an invoice for the inspection charge when the first site inspection has been made.

All amounts quoted include VAT.

### Schedule 1 – Erection of Buildings

	Full Plans Application			Building Notice £
	Plans £	Inspection £	Total £	
Erection of 1 Domestic Building	176.25	442.98		619.23
Erection of 2 Domestic Buildings	240.88	613.35		854.23
Erection of 3 Domestic Buildings	317.25	779.03		1096.28
Erection of 4 Domestic Buildings	393.63	900.05		1293.68
Erection of 5 Domestic Buildings	475.88	996.40		1472.28
Erection of 6 Domestic Buildings	558.13	1119.78		1677.91
Erection of 7 Domestic Buildings	581.63	1196.15		1777.78
Erection of 8 Domestic Buildings	605.13	1394.73		1999.86
Erection of 9 Domestic Buildings	628.63	1593.30		2221.93
Erection of 10 Domestic Buildings	634.50	1810.68		2445.18
Erection of 11 Domestic Buildings	640.38	1983.40		2623.78
Erection of 12 Domestic Buildings	646.25	2154.95		2801.20
Erection of 13 Domestic Buildings	652.13	2328.85		2980.98
Erection of 14 Domestic Buildings	658.00	2471.03		3129.03
Erection of 15 Domestic Buildings	663.88	2642.58		3306.46
Erection of 16 Domestic Buildings	669.75	2814.13		3483.88
Erection of 17 Domestic Buildings	675.63	2985.68		3661.31
Erection of 18 Domestic Buildings	681.50	3157.23		3838.73
Erection of 19 Domestic Buildings	687.38	3290.00		3977.38
Erection of 20 Domestic Buildings	693.25	3459.20		4152.45
Erection of 21 Domestic Buildings	705.00	3537.93		4242.93
Erection of 22 Domestic Buildings	716.75	3657.78		4374.53
Erection of 23 Domestic Buildings	728.50	3777.63		4506.13
Erection of 24 Domestic Buildings	740.25	3897.48		4637.73
Erection of 25 Domestic Buildings	752.00	4018.50		4770.50
Erection of 26 Domestic Buildings	763.75	4138.35		4902.10
Erection of 27 Domestic Buildings	775.50	4258.20		5033.70
Erection of 28 Domestic Buildings	787.25	4378.05		5165.30
Erection of 29 Domestic Buildings	799.00	4497.90		5296.90
Erection of 30 Domestic Buildings	810.75	4564.88		5375.63
Erection of 31 and Over	822.50	4629.50		
Plus	+	+		
Charge for each additional dwelling over 31	5.88	88.13		

## Schedule 2 – Small Buildings and Extensions

	Full Plans Application			Building Notice
	Plan Charge £	Inspection Charge £	Total £	£
Garages/carports up to 40m <sup>2</sup>	143.00			143.00
Garages/carports 40m <sup>2</sup> to 60m <sup>2</sup>	143.00	146.00	289.00	289.00
Extensions up to 10m <sup>2</sup>	143.00	146.00	289.00	289.00
Extensions 10m <sup>2</sup> to 40m <sup>2</sup>	143.00	281.00	424.00	424.00
Extensions 40m <sup>2</sup> to 60m <sup>2</sup>	143.00	424.00	567.00	567.00
Loft Conversions	143.00	281.00	424.00	424.00

NOTE: The following minimum charges apply

Where an extension to a dwelling the total floor area of which exceeds 60M<sup>2</sup> the sum of the plan charge and the inspection charge or the building notice charge must not be less than £567.00 (see extensions 40m<sup>2</sup> to 60m<sup>2</sup>)

Where an extension or alteration to a dwelling consists of the provision of one or more rooms in a roof space, the sum of the plan charge and the inspection charge or the building notice charge must not be less than £424.00 (see Loft Conversions).

## Schedule 3 – Charges based on cost of work not in Schedules 1 and 2

	Full Plans Application			Building Notice
	Plan Charge £	Inspection Charge £	Total £	£
Window Replacements – Domestic			70.00	70.00
Electrical Work – Domestic			250.00	250.00
Up to £1,000	58.75		58.75	58.75
Between £1001 and £2000	117.50		117.50	117.50
Between £2001 and £5000	193.88		193.88	193.88
Between £5001 and £20000	48.47	145.41		193.88
Plus	+	+		+
For each £1000 (or part) over £5000	2.65	7.93		10.58
Between £20001 and £100000	88.13	264.37		352.50
Plus	+	+		+
For each £1000 (or part) over £20000	2.35	7.05		9.40

If the work exceeds £100,000 please contact us for fee information on 01388 761132





# Wear Valley District Council

## The Town & Country Planning (Fees for Applications & Deemed Applications) Regulations 2005 Effective from 1st April 2005

Category of Development	Fee	Maximum
1. a) The erection or creation of a dwelling where the application is for Outline permission	a) the site area does not exceed 2.5 hectares, £265 for each 0.1 hectare b) the site area exceeds 2.5 hectares, £6,625 and an additional £80 for each 0.1 hectare in excess of 2.5 hectares	£25,000
1.b) The erection or creation of a dwelling	a) the number of dwellings to be created by the development is 50 or fewer, £265 for each dwelling b) the number of dwellings to be created exceeds 50, £13,250, and an additional £80 for each dwelling in excess of 50 dwellings.	£50,000
2. The erection of buildings (other than building in categories 1,3,4,5,or 7) Outline  The erection of buildings (other than buildings in categories 1,3,4,5,or 7)	a) the site area does not exceed 2.5 hectares, £265 for each 0.1 hectare b) the site area exceeds 2.5 hectares, £6,625 and an additional £80 for each 0.1 hectare in excess of 2.5 hectares  a) no floor space is created or the gross floor space created does not exceed 40sq.m, £135 b) the gross floor space created exceeds 40sq.m but does not exceed 75sq.m, £265 c) the gross floor space created exceeds 75sq.m but does not exceed 3750sq.m, £265 for each 75sq.m d) the development exceeds 3750sq.m, £13,250 then an additional £80 for each 75sq.m	£25,000  £50,000
3. The erection of buildings to be used for agricultural purposes on agricultural land (other than buildings in category 4) Outline  The erection of buildings to be used for agricultural purposes on agricultural land (other than buildings in category 4)	a) the site area does not exceed 2.5 hectares, £265 for each 0.1 hectare b) the site area exceeds 2.5 hectares, £6,625 and an additional £80 for each 0.1 hectare in excess of 2.5 hectares  a) the gross floor area does not exceed 465sq.m, £50 b) the gross floor space exceeds 465sq.m but does not exceed 540sq.m, £265 c) the floor area exceeds 540sq.m but does not exceed 4215sq.m, £265 then an additional £265 for each 75sq.m in excess of 540sq.m d) the gross floor area exceeds 4215sq.m, £13,250 and an additional £80 for each 75sq.m in excess of 4215sq.m	£25,000  £50,000
4. The erection of glasshouses on agricultural land	a) the gross floor space does not exceed 465sq.m, £50 b) the gross floor area exceeds 465sq.m, £1,495	
5. The erection, alteration or replacement of plant and machinery	a) the site area does not exceed 5 hectares, £265 for each 0.1 hectare b) the site area exceeds 5 hectares, £13,250 and an additional £80 for each 0.1 hectare in excess of 5 hectares	£50,000
6. The enlargement/alteration to a dwelling	a) 1 dwelling, £135 b) 2 or more dwellings, £265 flat rate	Flat rate
7. a) the carrying out of operations within the curtilage of a dwelling including the erection of walls/fences b) The construction of car parks, service roads and other means of access where the development is incidental to the existing use of the land.	£135  £135	Flat rate  Flat rate

8. The carrying out of any operations connected with exploratory drilling for oil or natural gas	a) The site area does not exceed 7.5 hectares, £265 for each 0.1 hectare. b) The site area exceeds 7.5 hectares, £19,875 and an additional £80 for each additional 0.1 hectare in excess of 7.5 hectares	£50,000
9. Other operations not coming within any other category	a) in the case of operations for the winning and working of minerals where the site area does not exceed 15 hectares, £135 for each 0.1 hectare. Where the site area exceeds 15 hectares, £20,250 and an additional £80 for each additional 0.1 hectare in excess of 15 hectares b) in any other case £135 for each 0.1 hectare	£50,000  £1,350
10. The change of use/conversion of a building to one or more dwellings	As category 1b creation of a dwelling	£50,000
11. The winning and working of minerals, waste disposal or external mineral storage	a) the site area does not exceed 15 hectares, £135 for each 0.1 hectare b) the site area exceeds 15 hectares £20,250 and an additional £80 for each 0.1 hectare in excess of 15 hectares	£50,000
12. Change of Use	£265	Flat rate
Variation of condition including renewals of temporary permissions	£135 (unless submitted within 12 months of permission – if so no fee)	
Reserved Matters where applicant's earlier reserved matters applications have incurred total fees equalling that for a full application for entire site	£265	
Advertisements specifically relating to the site where they are displayed or 'advance signs'	£75	
All other advertisements	£265	
Determination of Prior approval	£50	
Determination of Prior approval (telecommunications)	£265	
Playing fields for (sports clubs etc)	£265	
Lawful Development Certificates a) existing use b) proposed use	Normal fee Half normal fee	
Applications by Parish Councils	Half normal fee	
Applications crossing planning authority boundaries, requiring several applications	Only one fee, paid to the authority having the larger site but calculated for the whole scheme	
Alternative applications for one site	Highest of fees applicable for each alternative and a sum equal to half the rest	
Applications required only because of the removal of permitted development rights, by a condition restricting changes of use within a class, or by an Article 4 direction	No Fee	

Works to improve a disabled person's access to a public building, or to improve his/her access, safety, health or comfort at his/her dwelling house.	No Fee	
One revised or fresh application by the same applicant for the same character or description with 12 months of receiving permission or refusal, or the making of the earlier application if withdrawn.	No fee	