



PLANNING CONTROL COMMITTEE
23 February 2017

ITEM 7

Report of the Director of Strategic Partnerships,
Planning and Streetpride

Development Control Performance – Quarter 3 (Oct. – Dec. 2016)

SUMMARY

- 1.1 This report gives details of our statistical performance reported to the Department for Communities and Local Government (CLG) on decisions made during the period October – December 2016.

RECOMMENDATION

- 2.1 To note the report.

REASONS FOR RECOMMENDATION

- 3.1 The report is for information.

SUPPORTING INFORMATION

- 4.1 Our performance levels are shown on the tables in 4.2. Members should be aware that there are some categories of application that are not included in the CLG return but still represent significant work undertaken by the section. These include:
- Applications for works to trees protected by a Tree Preservation Order or within a Conservation Area
 - Applications by Telecommunications operators for Prior Notification determination
 - Applications for Prior Notification determination of proposed demolition
 - Applications for Hazardous Substances Consent
 - Applications for Discharge of/Compliance with conditions of a previous permission
 - Non-material amendments
 - Applications called-in for determination by the Secretary of State for the DCLG
 - Applications which are withdrawn, or finally disposed of
 - Applications subject to an Environmental Impact Assessment (EIA)
 - Applications for Prior Notification determination for single storey rear extensions
 - Applications for Prior Notification determination for Change of Use to various uses
 - Applications for Certificates of Lawful Development
 - Section 73 applications for removal/variation of condition attached to a previously approved planning permission (from 21st October 2016)

4.2

Application Category	Government Target	Oct - Dec Actual Performance (change from previous quarter)
Major	60% in 13 weeks	94% (-1%)
Non-Major	65% in 8 weeks	98% (+5%)
Total Number Determined	-	262 (-67)
Total Number Received	-	284 (-16)

Application Type	Number of applications determined by category
Majors:	
Residential	8
Offices/Light industrial	0
General industrial/warehousing	5
Retail and distribution	1
Gypsy and Traveller pitches	0
Others	3
Total	17

Non-Majors:	
Residential	16
Offices/Light industrial	7
General industrial/warehousing	3
Retail and distribution	8
Gypsy and Traveller pitches	0
Others	20
Change of use	18
Householder	133
Total	205

Others:	
Advertisements	28
Listed Building Consent	12
Demolition in Conservation Area	0
Total	40
Grand Total	262

4.3 Of the decisions made in this statistical return this quarter, 98% were made under delegated powers.

4.4 Major applications: The increased use of Planning Performance Agreements (PPA), and written agreements from applicants for the extension of time for a decision, as outlined in my report to the November 2013 meeting, has led to the 94% performance figure for Major applications being achieved this quarter..

- 4.5 The PPA process is a collaborative one between the Council and developers and, whilst the use of a PPA does not provide any guarantee that a scheme will receive permission/development consent, it does demonstrate that there is a clear programme for determining an application based on a range of parameters that are established through positive engagement. This provides the Council and developers with greater clarity that, even though an application may extend beyond its statutory period for determination, there is a degree of certainty surrounding the processes and timelines involved with individual applications.
- 4.6 In this quarter, of the 17 Major applications detailed in the above table, 13 were subject to written agreements with the developers.
- 4.7 Members should be aware that the Planning Guarantee, introduced by the Government, allows planning applications to be submitted directly to the Secretary of State if the Local Planning Authority has a record of failing to decide applications for Major developments on time. The threshold for designation for such 'special measures' is one where a Local Planning Authority determines 50% or fewer Major applications on time. Designations are made annually. This threshold will increase next year to one where a Local Planning Authority is designated if it determines 60% or fewer Major applications on time.
- 4.8 Our performance on Major applications over the two year qualification period, Oct 2014- Sept 2016, was 91% - in excess of the 50% threshold for designation set by the Government. Members and Chief Officers need to be aware that the government has legislated to extend the performance regime to include other application types, which is explained further in 4.11.
- 4.9 Non-Major applications: In this quarter we were 33% above the Government set national target.
- 4.10 Other applications: The performance of these remaining application types are not subject to a Government set national target.
- 4.11 Members should note that the Housing and Planning Bill contains legislation that extends the Planning Guarantee to allow some 'Non-Major' planning applications to be submitted directly to the Secretary of State if the Local Planning Authority has a record of failing to determine them on time. This provision came into force on 21st October 2016. The threshold for designation for such 'special measures' has been set at one where a Local Planning Authority determines 65% or fewer 'Non-Major' applications on time. Our performance on 'Non-Major' applications over the two year qualification period, Oct 2014- Sept 2016, was 77.5% - in excess of the 65% threshold for designation set by the Government. As with the Major applications, designations will be made annually. This threshold will increase next year to 70%. For this purpose 'Non-Major' applications are defined as all Minor applications plus Householder and Change of Use applications which were previously included within the 'Other' category.

- 4.12 Members should also note that, in addition to the quarterly returns to central government, the team are also measured by local targets using the corporate performance system 'DORIS' ('Data for Outcomes that Really Improve Services'). DORIS is the performance management system for the Council and the Partnership. It is a web based tool for monitoring and reporting on performance. It currently contains performance information for the Council Plan and departmental business plans and the priority measures that form the Council Scorecard. With regards to planning performance this system seeks to assess the speed of determination in terms of wider local performance measures. For example, the system looks at the number of householder decisions made within 13 weeks to gauge how we perform with those decisions beyond the statutory 8 week period.
- 4.13 In terms of managing the section I am actively monitoring the income, workload and performance to seek to achieve an acceptable balance. I am pleased to be able to report that we have determined a total of 318 applications of all types this quarter. A reasonable proportion (42%) of our workload is dealing with Householder applications, and in this quarter, we dealt with 99% of this type of application within the 8 week target figure, or within an agreed timeframe with the applicant.
- 4.14 To put the figures into context, the figures for 2013/14, 2014/15 and 2015/16 are shown below:

	2013/14	2014/15	2015/16	2016/17 (to date)
Majors:	64%	79%	90%	96%
Non-Maj.	53%	62%	72%	94%

With one eye on the national targets, the team has a 'can do' attitude, where we seek to achieve a permission rather than refuse a scheme just to meet a target, a philosophy that I know Members have endorsed in the past.

OTHER OPTIONS CONSIDERED

- 5.1 None.

This report has been approved by the following officers:

Legal officer Financial officer Human Resources officer Estates/Property officer Service Director(s) Other(s)	Ian Woodhead
For more information contact: Background papers: List of appendices:	Ian Woodhead Tel:01332 642095 e-mail ian.woodhead@derby.gov.uk Communities and Local Government Statistical Release Appendix 1 – Implications

IMPLICATIONS

Financial and Value for Money

- 1.1 Members need to be aware that for all planning applications & reserved matters applications received from 1 October 2013, the following now applies:
...For an application for planning permission or an application for reserved matters, if the LPA fails to issue a decision within 26 weeks then the LPA must refund the fee. It should be noted that there are a number of exceptions, including where the applicant and the LPA have agreed to an extended period, or where the applicant has submitted an appeal against non-determination (before 26 weeks), etc.
- 1.2 There are no exceptions except where we have agreed an extension of time with the applicant or they have appeal non-determination. The extension needs to be agreed before the 26 week date and the team have put safeguards in place to avoid the potential for refunding applicants their fees.
- 1.3 This is an issue that will be monitored and colleagues across the Council will be reminded about the need to respect the importance of all deadlines within the application process.

Legal

- 2.1 None

Personnel

- 3.1 None

IT

- 4.1 None

Equalities Impact

- 5.1 None

Health and Safety

- 6.1 The on-going pressures associated with meeting performance targets and pressures being exerted by new legislation do have an impact on the morale of the team and this is something that is monitored.

Environmental Sustainability

- 7.1 None

Property and Asset Management

- 8.1 None

Risk Management

9.1 None

Corporate objectives and priorities for change

10.1 Our performance levels in dealing with planning applications have implications for delivering excellent services, performances and value for money (priority).