

REPORT TO	DATE OF MEETING
Planning Committee	25 th January 2017

Report template revised June 2008



SUBJECT	PORTFOLIO	AUTHOR	ITEM
Planning Service Quarters 2 and 3 2016/17 Performance Report	Strategic Planning and Housing	Jonathan Noad	12

SUMMARY AND LINK TO CORPORATE PRIORITIES

The Planning Service continues to perform highly and is one of the top performing planning departments in the Country. The planning service has key performance measures against which it is judged. Central Government produce reports on the performance of planning authorities and have introduced specific measures whereby poor performing authorities can be placed in special measures. It is therefore important that the Planning Service continues to perform highly to deliver the future growth of the Borough and facilitate the implementation of corporate priorities.

RECOMMENDATIONS

That Planning Committee note the contents of the report.

DETAILS AND REASONING

Development Management

The Development Management function of the Planning Service focuses on the processing and deliberation of planning applications, advertisement and listed building consents. It also deals with planning enforcement matters and representing the Councils position at planning appeals. Key performance targets are identified by central government regarding the speed of processing planning applications. For major developments the target is that these will be processed within 13 weeks of validation or less. For other developments this target is that they will be processed within 8 weeks of validation. The tables below summarise the performance to date.

Table 1 Number of Applications Received

	2014/15 Total	2015/16 Total	Q1 2016/17	Q2 2016/17	Q3 2016/17	Q4 2016/17	2016/17 Total
Number of applications received	580	578	148	116	146		410

As shown in table 1 the number of applications received at the quarter 3 position is generally similar to previous year's performance but the proportion of major applications within that has shown an increase.

Table 2 Major Applications Performance

	2014/15 Total	2015/16 Total	Q1 2016/17	Q2 2016/17	Q3 2016/17	Q4 2016/17	2016/17 Total
Number of applications decided upon	44	21	6	5	10		21
Number of applications decided within 13 weeks or agreed time extension	32	18	5	5	9		19
Percentage within 13 weeks	72.73	85.71%	83.33%	100%	90%		90.47

Performance with regard to major applications continues to be strong. At the end of the third quarter 90.47% of major applications were dealt with within the 13 week target. This is above the performance of the previous two years. This performance maintains South Ribble's position in the top quarter of local planning authorities in the country with the national average being 82%.

Table 3 Minor and Other Applications Performance

	2014/15 Total	2015/16 Total	Q1 2016/17	Q2 2016/17	Q3 2016/17	Q4 2016/17	2016/17 Total
Number of applications decided upon	495	376	127	134	130		391
Number of applications decided within 8 weeks or agreed time extension	467	359	121	136	128		385
Percentage within 8 weeks	94.34%	95.27%	95.28	98.52%	98.46%		98.47

Performance on minor applications is even stronger with around 98% of applications begin dealt with within 8 weeks for the first quarter. This is higher than the previous two years performance. This is exceptionally high performance compared to the national average of 78% and places South Ribble in the top five of local shire planning authorities nationally and the top performer of shire authorities in the North West.

Table 4 Percentage of Applications Made Online

	2014/15 Total	2015/16 Total	Q1 2016/17	Q2 2016/17	Q3 2016/17	Q4 2016/17	2016/17 Total
Percentage of applications received	59.25%	54.7%	60.7%	63%	86%		70%

Applicants and agents are encouraged to submit planning applications online. Online submissions are more efficient and if valid tend to be registered sooner. The third quarter shows a marked increase on the previous years and quarters performance with 86% of applications being submitted online.

Table 5 Percentage of Appeals Allowed Against Refusal

	2014/15 Total	2015/16 Total	Q1 2016/17	Q2 2016/17	Q3 2016/17	Q4 2016/17	2016/17 Total
Number of appeals decided	4	5	0	1	1		2
Number of appeals allowed against refusal	3	2	0	1	1		2
Percentage of appeals allowed against refusal (a lower percentage = good performance)	75%	40%	0%	100%	100%		100%

The number of appeals in South Ribble is generally very low. To date there have only been 2 appeals received, both of which were allowed. The performance figures therefore need to be seen in the context of the low numbers of appeals in South Ribble which is an indication in itself that the right planning decisions are being made.

Planning Policy

Key activities during the second and third quarter have included:

- Prepared two new Supplementary Planning Documents to consultation stage - Green Belt and Employment Skills.

- Assisted in progressing The Penwortham Neighbourhood Development plan through Examination to Referendum
- Input into Central Lancashire Cycling Strategy and commissioning consultants
- Preparation of Local List of Buildings for Penwortham and commenced work on Leyland
- Helped commission and had input into the preparation of a Strategic Housing Market Assessment for Central Lancashire
- Commissioned a new Retail and Town Centre Uses Study for South Ribble
- Further assessment of sites for Gypsies, Travellers and Travelling Show People
- Analysis of population trends to inform City Deal
- City Deal Monitoring – all deadlines met for reporting of information.
- Preparation of Annual Monitoring Report and associated survey work
- Continued input into Master planning work – Test Track and Altcar Lane

Planning Enforcement

Planning Enforcement continues to be very busy with a number of ongoing cases. The current workload is summarised below

Table 6 Current Enforcement Cases

High Priority	Lower Priority	Total	Awaiting Magistrates Court	Awaiting Service of Notice From Legal
14	14	28	1	2

High Priority - Complaints relating to loss of amenity/recurring breach of planning control

Lower Priority - Complaints relating to minor developments or domestic disputes relating to fences, sheds and extensions.

In terms of the spread of enforcement cases the largest area of investigation is with regard to changes of use. Because of the amount of evidence required for such investigations such as historical records these do take up significant time.

Table 7 Breakdown of Enforcement Cases

Breaches of Planning Control	Total
Change of Use of Land/Building	10
S.215 Untidy Land/House	4
High Hedge	4
Breach of Condition	7
Business from Home	1
Advertisement Regs.	1
PD or Requires PP	1

Conclusion

Overall performance in the Planning department continues to be very high and places South Ribble as one of the top performing authorities in the Country.

WIDER IMPLICATIONS

In the preparation of this report, consideration has been given to the impact of its proposals in all the areas listed below, and the table shows any implications in respect of each of these. The risk assessment which has been carried out forms part of the background papers to the report.

FINANCIAL	None
LEGAL	None
RISK	None

OTHER (see below)	None
--------------------------	------

<i>Asset Management</i>	<i>Corporate Plans and Policies</i>	<i>Crime and Disorder</i>	<i>Efficiency Savings/Value for Money</i>
<i>Equality, Diversity and Community Cohesion</i>	<i>Freedom of Information/ Data Protection</i>	<i>Health and Safety</i>	<i>Health Inequalities</i>
<i>Human Rights Act 1998</i>	<i>Implementing Electronic Government</i>	<i>Staffing, Training and Development</i>	<i>Sustainability</i>

BACKGROUND DOCUMENTS

None