

REPORT TO	ON
Planning Committee	18 th October 2017

September 2017



TITLE	REPORT OF
PLANNING SERVICE END OF QUARTER 2 2017/18 PERFORMANCE REPORT	Jonathan Noad, Planning Manager

Is this report confidential?	No
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1. PURPOSE OF THE REPORT

- 1.1 To update Planning Committee on the performance of the Planning Department at the mid-year point.

2. RECOMMENDATIONS

- 2.1 That Planning Committee note the contents of the report

3. CORPORATE PRIORITIES

- 3.1 The report relates to the following corporate priorities:

Clean, green and safe	✓	Strong and healthy communities	✓
Strong South Ribble in the heart of prosperous Lancashire	✓	Efficient, effective and exceptional council	✓

5. BACKGROUND TO THE REPORT

- 5.1 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.

6. DETAILS AND REASONING

Development Management

- 6.1 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 Council's 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 (16 weeks for developments requiring an Environmental Impact Assessment). 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

	2015/16 Total	2016/17 Total	Q1 2017/18	Q2 2017/18	Q3 2017/18	Q4 2017/18	2017/18 Total
Number of applications received	641	687	233	201			434

6.2 As shown in table 1 the number of applications received at the quarter 2 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

	2015/16 Total	2016/17 Total	Q1 2017/18	Q2 2017/18	Q3 2017/18	Q4 2017/18	2017/18 Total
Number of applications decided upon	21	32	11	13			24
Number of applications decided within 13 weeks or agreed time extension	18	29	7	12			19
Percentage within 13 weeks	85.71%	90.63%	63.64%	92.31%			79.17%

6.3 Performance with regard to major applications continues to be strong. At the end of the second quarter just under 80% of major applications were dealt with within the 13 week target. This is slightly below the performance of the previous two years and is a sign of the increasing complexity of the major schemes, and the ongoing demands on the service. This performance is comparable to the national average of 82%. Measures are currently being addressed to provide more capacity in the extremely busy Development Management team which should help to ensure that our performance continues at a high level.

Table 3 Minor and Other Applications Performance

	2015/16 Total	2016/17 Total	Q1 2017/18	Q2 2017/18	Q3 2017/18	Q4 2017/18	2017/18 Total
Number of applications decided upon	376	535	125	144			269
Number of applications decided within 8 weeks or agreed time extension	359	519	115	140			255
Percentage within 8 weeks	95.27%	97.01%	92.00%	97.22%			94.80%

6.4 Performance on minor applications is even stronger with just under 95% of applications begin dealt with within 8 weeks at the mid-year position. This is slightly down on last years performance but comparable to 2015/16. That said 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

	2015/16 Total	2016/17 Total	Q1 2017/18	Q2 2017/18	Q3 2017/18	Q4 2017/18	2017/18 Total
Percentage of applications received	54.7%	57%	63%	58%			60.5

6.5 Applicants and agents are encouraged to submit planning applications online. Online submissions are more efficient and if valid tend to be registered sooner. The end of the second quarter shows a marked increase on the previous year's performance with 60.5% of

applications being submitted online. A mini project looking at how we can get more people submitting online has just commenced.

Table 5 Percentage of Appeals Allowed Against Refusal

	2015/16 Total	2016/17 Total	Q1 2017/18	Q2 2017/18	Q3 2017/18	Q4 2017/18	2017/18 Total
Number of appeals decided	5	6	4	2			6
Number of appeals allowed against refusal	2	3	1	1			2
Percentage of appeals allowed against refusal (a lower percentage = good performance)	40%	50%	25%	50%			33.33%

6.6 The number of appeals in South Ribble is generally very low. To date there have only been 6 appeals received of which 2 were allowed on appeal. 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

6.7 Key activities during the second and third quarter have included:

- Adoption of the Employment and Skills Supplementary Planning document
- Preparation of Local List of Buildings for Penwortham and commenced work on Leyland
- Final draft of Central Lancashire Strategic Housing Market Assessment
- Final draft of Central Lancashire Employment Needs and Supply Study
- Commenced work on Open Space Sports and Recreation Assessment
- 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
- Input into the Cuerden Strategic Site planning application
- Input into the Preston Transport Plan
- Annual update brownfield register

Planning Enforcement

6.8 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
12	15	27	2	0

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.

6.9 In terms of the spread of enforcement cases the largest area of investigation is with regard to untidy land. 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	6

S.215 Untidy Land/House	7
High Hedge	2
Breach of Condition	4
Business from Home	1
Advertisement Regs.	3
PD or Requires PP	4

6.10 Given the high volume of work an additional Enforcement Officer role has been advertised and will allow

Conclusion

6.11 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. That said the department continues to be under pressure from both the sheer number of applications and the complexity of some of the schemes before us such as Cuerden and Test Track. To ensure we still provide an excellent service additional resource measures are being secured.

7. WIDER IMPLICATIONS AND BACKGROUND DOCUMENTATION

7.1 Comments of the Statutory Finance Officer

None

7.2 Comments of the Monitoring Officer

None

Other implications:	None
► Risk	
► Equality & Diversity	
► HR & Organisational Development	
► Property & Asset Management	
► ICT / Technology	

8. BACKGROUND DOCUMENTS (or there are no background papers to this report)

None

Cllr. C Hughes
Portfolio Holder for Strategic Planning and Housing

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