

| REPORT TO          | ON                          |
|--------------------|-----------------------------|
| Planning Committee | 25 <sup>th</sup> April 2018 |



| TITLE   | REPORT OF                         |
|---|-----------------------------------|
| Planning Service End of Year Performance Report 2017/18 | Director of Planning and Property |

**1. PURPOSE OF THE REPORT**

- 1.1 To update Planning Committee on the performance of the Planning Service for the year 2017-2018

**2. RECOMMENDATIONS**

- 2.1 That Planning Committee note the performance of the Planning team for 2017/18.

**3. CORPORATE PRIORITIES**

The report relates to the following corporate priorities:

|   |   |
|---|---|
| Excellence and Financial Sustainability | X |
| Health and Wellbeing                    |   |
| Place                                   | X |

Projects relating to People in the Corporate Plan:

|        |  |
|--------|--|
| People |  |
|--------|--|

**4. BACKGROUND TO THE REPORT**

- 4.1 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.

**5. DETAIL**

***Development Management***

- 5.1 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 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 (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<br>Total | 2016/17<br>Total | Q1<br>2017/18 | Q2<br>2017/18 | Q3<br>2017/18 | Q4<br>2017/18 | 2017/18<br>Total |
|--|------------------|------------------|---------------|---------------|---------------|---------------|------------------|
| <b>Number of applications received</b> | <b>641</b>       | <b>687</b>       | 233           | 201           | 166           | 170           | <b>770</b>       |

- 5.2 As shown in table 1 the number of applications received at the year-end is much higher than either of the two previous two years. Aligned to this is not just the volume of the work but also the complexity with a number of major or contentious schemes being considered such as Cuerden, Test Track and Brindle Road.

**Table 2 Major Applications Performance**

|  | 2015/16<br>Total | 2016/17<br>Total | Q1<br>2017/18 | Q2<br>2017/18 | Q3<br>2017/18 | Q4<br>2017/18 | 2017/18<br>Total |
|--|------------------|------------------|---------------|---------------|---------------|---------------|------------------|
| <b>Number of applications decided upon</b>                                     | <b>21</b>        | <b>32</b>        | 11            | 13            | 10            | 8             | <b>42</b>        |
| <b>Number of applications decided within 13 weeks or agreed time extension</b> | <b>18</b>        | <b>29</b>        | 7             | 12            | 10            | 6             | <b>35</b>        |
| <b>Percentage within 13 weeks</b>  | <b>85.71%</b>    | <b>90.63%</b>    | 63.64%        | 92.31%        | 100%          | 75%           | <b>83.3%</b>     |

- 5.3 Performance with regard to major applications continues to be strong. At the year end 83% of major applications were dealt with within the 13 week target. This is 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. That said it is important to note that for 7 of the 12 months for the previous year 100% of major applications were determined within 13 weeks which is in itself exceptional. This performance is comparable to the national average of 82%.

**Table 3 Minor and Other Applications Performance**

|   | 2015/16<br>Total | 2016/17<br>Total | Q1<br>2017/18 | Q2<br>2017/18 | Q3<br>2017/18 | Q4<br>2017/18 | 2017/18<br>Total |
|---|------------------|------------------|---------------|---------------|---------------|---------------|------------------|
| <b>Number of applications decided upon</b>                                    | <b>376</b>       | <b>535</b>       | 125           | 144           | 152           | 124           | <b>570</b>       |
| <b>Number of applications decided within 8 weeks or agreed time extension</b> | <b>359</b>       | <b>519</b>       | 115           | 140           | 132           | 122           | <b>545</b>       |
| <b>Percentage within 8 weeks</b>  | <b>95.27%</b>    | <b>97.01%</b>    | 92.00%        | 97.22%        | 86.84%        | 98.39%        | <b>93.39</b>     |

- 5.4 Performance on minor applications is even stronger with just over 93%% of applications begin dealt with within 8 weeks at the end of year. This is slightly down on the previous two years performance. As with the major applications for 7 of the 12 months 100% of applications were dealt with within 8 weeks. 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<br>Total | 2016/17<br>Total | Q1<br>2017/18 | Q2<br>2017/18 | Q3<br>2017/18 | Q4<br>2017/18 | 2017/18<br>Total |
|-------------------------------------|------------------|------------------|---------------|---------------|---------------|---------------|------------------|
| Percentage of applications received | 54.7%            | 57%              | 63%           | 58%           | 69%           | 66%           | 63%              |

- 5.5 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 year shows a marked increase on the previous year's performance with 63% of applications being submitted online.

**Table 5 Percentage of Appeals Allowed Against Refusal**

|   | 2015/16<br>Total | 2016/17<br>Total | Q1<br>2017/18 | Q2<br>2017/18 | Q3<br>2017/18 | Q4<br>2017/18 | 2017/18<br>Total |
|---|------------------|------------------|---------------|---------------|---------------|---------------|------------------|
| Number of appeals decided   | 5                | 6                | 4             | 2             | 2             | 4             | 12               |
| Number of appeals allowed against refusal   | 2                | 3                | 1             | 1             | 0             | 3             | 5                |
| Percentage of appeals allowed against refusal (a lower percentage = good performance) | 40%              | 50%              | 25%           | 50%           | 100%          | 75%           | 42%              |

- 5.6 The number of appeals in South Ribble is generally very low. There have only been 12 appeals received of which 5 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***

- 5.7 Key activities during the year 2017/18:

- Penwortham Neighbourhood Plan adopted March 2017
- Employment and Skills Supplementary Planning Document adopted September 2017
- Central Lancashire Local Plan Review commenced with funding of £250k from Central Government
- Strategic Housing Market Assessment study completed in 2017
- Employment Land Needs and Supply Study completed in 2017
- Retail and Town Centre Uses Study completed in 2017
- Test Track Masterplan Adopted September 2017
- City Deal key role in bringing sites forward and monitoring development
- Preparation of and consultation on the Local List of Buildings for Penwortham and Leyland
- Procured and 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 and Pickerings Farm
- Input into the Preston City Transport Plan
- Annual update brownfield register
- Twice yearly monitoring of Housing completions and annual uptake of Employment Land and town centre surveys - Preparation of Annual Monitoring Report, SHLAA/Housing Land Employment Land and Retail Position Statement
- Input into Central Lancashire Cycling and Walking Delivery Plan

- Preparation and consultation on Green Belt Infill SPD
- Monitoring of all S106 Agreements and streamlining the process.
- Commencement of the review of all South Ribble Local Plan policies
- Production/circulation of two planning policy newsletters

### **Planning Enforcement**

5.8 Planning Enforcement continues to be very busy with a number of ongoing cases. In the year 2017/18 278 new cases were received and 222 were closed down. The current workload as at the time of writing the report is summarised below

**Table 6 Current Enforcement Cases**

| High Priority | Lower Priority | Total | Awaiting Magistrates Court | Awaiting Service of Notice From Legal |
|---------------|----------------|-------|----------------------------|---------------------------------------|
| 15            | 37             | 52    | 3                          | 1                                     |

**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.

5.9 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. This is followed by the monitoring of development sites, (house builders), for reported breaches of conditions, these complaints are persistent and take a lot of time following up. One case has been appealed after the service of a Planning Enforcement Notice, a hearing is scheduled for August 2018.

**Table 7 Breakdown of Enforcement Cases**

| Breaches of Planning Control                                   | Total |
|--|-------|
| Change of Use of Land/Building/Business from Home              | 5     |
| S.215 Untidy Land/House  | 7     |
| High Hedge   | 4     |
| Development Site Monitoring for Reported Breaches of Condition | 12    |
| Advertisement Regs.  | 7     |
| PD or Requires PP  | 17    |

5.10 Given the high volume of work an additional Enforcement Officer role has been recruited and commenced work in January 2018.

### **Conclusion**

5.11 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 has been identified in the new budget and will shortly be secured.

## **6. CONSULTATION CARRIED OUT AND OUTCOME OF CONSULTATION**

6.1 All planning applications and key planning policy documents involve widescale Member, Public and Stakeholder consultations in accordance with the adopted Statement of Community Involvement.

## **7. FINANCIAL IMPLICATIONS**

7.1 There are no financial implications resulting from this report.

## 8. LEGAL IMPLICATIONS

8.1 The Council are required to comply with statutory deadlines in respect of determining planning applications. The details in respect of the performance of the planning department is provided to Department of Communities and Local Government (DCLG), which publishes a league table of results for all planning authorities. This is to enable Council's to improve services and provide certainty to local residents.

8.2 The Council are also required to ensure that all planning applications are determined in accordance with the Town and Country Planning Act 1990, as amended

## 9. COMMENTS OF THE STATUTORY FINANCE OFFICER

9.1 There are no financial implications resulting from this report.

## 10. COMMENTS OF THE MONITORING OFFICER

10.1 Please see the comments in Section 8 of the report above

## 11. OTHER IMPLICATIONS:

|  |      |
|--|------|
| ▶ <b>HR &amp; Organisational Development</b> | None |
| ▶ <b>ICT / Technology</b>                    | None |
| ▶ <b>Property &amp; Asset Management</b>     | None |
| ▶ <b>Risk</b>                                | None |
| ▶ <b>Equality &amp; Diversity</b>            | None |

## 12. BACKGROUND DOCUMENTS

12.1 There are no background papers to this report)

## 13. APPENDICES

13.1 There are no appendices to this report

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|                |                 |                             |
|----------------|-----------------|-----------------------------|
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