

**BABERGH DISTRICT COUNCIL**

**FROM: Chief Planning Control Officer**

**REPORT NUMBER: H122**

**TO: DEVELOPMENT COMMITTEE**

**DATE OF MEETING: 15 October 2008**

**PLANNING PERFORMANCE**

**1. PURPOSE OF REPORT**

- 1.1 This report provides an overview of the number of planning applications and appeals currently being considered by the Planning Control Section and an indication of performance against Government indicators.

**2. RECOMMENDATION**

- 2.1 That the information contained within this report be noted.

**3. FINANCIAL IMPLICATIONS**

- 3.1 There are no direct financial implications anticipated.

**4. RISK MANAGEMENT**

- 4.1 There are no significant risks anticipated.

**5. KEY INFORMATION**

- 5.1 This quarterly report shows the performance of the Planning Control Service against National Performance Indicator 157: The Determination of Planning Applications and the former BVPI 204: Planning Appeals (which has been retained as a local performance indicator).

- 5.2 Current Government performance indicators require all local planning authorities to determine:

- 60% of major applications within a period of 13 weeks. Since 1 April 2008, however, the major category has been divided into large-scale and small-scale major developments but for the purposes of this report they are combined.
- 65% of minor residential and commercial applications (which includes proposals for up to 9 dwellings) within a period of 8 weeks; and
- 80% of other applications (which are mainly householder and other smaller applications) within a period of 8 weeks.

- 5.3 Local planning authorities were also required to monitor the number of appeals allowed against the authority's decision to refuse planning applications, as a percentage of the total number of appeals against the refusal of planning applications. This indicator sought to establish whether local planning authorities were refusing more applications in order to meet development control performance targets. An acceptable threshold was deemed to be 30%.

## **Applications Received and Determined**

- 5.4 Table 1 provides an overview of the number of planning applications that were on hand at the beginning of the last four quarters, the number that were received during the quarter, withdrawn, on hand at the end of the quarter, and actually determined. It also provides details of the number of applications that were determined in accordance with the scheme of delegation expressed as a percentage of all decisions.
- 5.5 As will be noted the number of applications received since the beginning of the financial year is down in comparison with the last two quarters of the previous financial year. As far as the most recent quarter is concerned, 83 fewer cases have been received (approximately 19%) in comparison with the same quarter last year, and for the year to date there have been 181 less cases (approximately 21%) than for the same period last year. Recent changes to the Town and Country Planning (General Permitted Development) Order which came into effect on 1 October 2008 may have an impact upon the number of applications received in forthcoming quarters.
- 5.6 The number of decisions made in accordance with the scheme of delegation has remained broadly the same.

<b>TABLE 1</b>	<b>01.10.07 to 31.12.07</b>	<b>01.01.08 to 31.03.08</b>	<b>01.04.08 to 30.06.08</b>	<b>01.06.08 to 30.09.08</b>
Number of applications on hand at beginning of quarter.	381	386	376	289
Number of applications received during quarter	418	439	313	356
Number of applications withdrawn	36	35	38	23
Number of applications on hand at end of quarter.	379	383	246	283
Number of applications determined during quarter	384	407	405	332
Percentage of delegated decisions	92.7	89.2	89.1	89.5

Source: General Development Control PS1 Return

## **Performance Against Target**

- 5.7 Table 2a shows the number of planning applications that were determined during the last four quarters in each of the three categories defined by NI 157. Table 2b shows how many of these planning applications were determined within the prescribed period as a percentage of all decisions within the relevant category. In order to compare data collected in previous quarters the figures for large-scale and small-scale major developments have been combined.
- 5.8 As will be noted performance during the last quarter against the national target for the determination of major applications exceeds the relevant threshold. Difficulties are still being encountered in relation to minor developments and performance against the target for the determination of other applications has shown a less than 1% slip. For the year to date performance is as follows, Major Developments, 76.9%, Minor Developments, 60.6% and Other Developments, 80.9%.

<b>TABLE 2A</b>	<b>01.10.07 to 31.12.07</b>	<b>01.01.08 to 31.03.08</b>	<b>01.04.08 to 30.06.08</b>	<b>01.07.08 to 30.09.08</b>
Total number of <b>MAJOR</b> applications determined	13	25	24	13
Total number of <b>MINOR</b> applications determined	77	96	78	81
Total number of <b>OTHER</b> applications determined	288	278	300	238
Miscellaneous decisions not included above	6	3	0	0
Total number of applications determined during quarter	384	402	402	332

Source: General Development Control PS2 Return

<b>TABLE 2B</b>	<b>01.10.07 to 31.12.07</b>	<b>01.01.08 to 31.03.08</b>	<b>01.04.08 to 30.06.08</b>	<b>01.07.08 to 30.09.08</b>
Percentage of <b>MAJOR</b> applications determined on time	53.9	72.0	83.3	69.0
Percentage of <b>MINOR</b> applications determined on time	61.0	48.9	60.3	60.5
Percentage of <b>OTHER</b> applications determined on time	79.3	80.0	82.3	79.4

Source: General Development Control PS2 Return

### **Planning Fees**

- 5.9 Table 3 provides details of the income received from fee generating applications over the last four quarters against the projected income for the quarter.
- 5.10 As will be noted the income received from planning application fees during the last quarter has been £55,210 less than expected. Income from planning fees for the year to date has therefore been £171,122 against a projected half year income of £227,000.
- 5.11 As Members will recall fees for the determination of planning applications were increased by Government on 7 April 2008. This was taken into account in the formulation of the budget for the current financial year and an assumption was made that there would be a 10% increase in fee income based upon the number and type of applications received by the District Council. The decline in the number of applications received by approximately 20% was not, however, anticipated. While 699 fee paying applications have been received in the year to date they have mostly been for small-scale and householder development proposals.

<b>TABLE 3</b>	<b>01.10.07 to 31.12.07</b>	<b>01.01.08 to 31.03.08</b>	<b>01.04.08 to 30.06.08</b>	<b>01.07.08 to 30.09.08</b>
Number of fee applications received	320	330	385	314
Fees received	91,780	115,190	112,832.	58,290
Projected fee income	103,500	103,500	113,500	113,500
Out turn	(11,720)	11,690	(668)	(55,210)

Source: Departmental Records

### **Appeals**

- 5.12 Table 4 provides details of the number of appeals allowed expressed as a percentage of the total number of appeals determined. Only one of the applications determined by appeal during the last quarter was in response to a decision made by the Development Committee. The remainder were in response to decisions made in line with the Scheme of Delegation.

<b>TABLE 4</b>	<b>01.10.07 to 31.12.07</b>	<b>01.01.08 to 31.03.08</b>	<b>01.04.08 to 30.06.08</b>	<b>01.07.08 to 30.09.08</b>
Number of appeals allowed.	3	2	5	3
Total number of appeals determined.	17	9	11	14
Percentage of appeals allowed.	18.0	22.0	45.5	21.4

Source: Departmental Records

### 6. **APPENDICES**

6.1 None.

### 7. **BACKGROUND PAPERS REFERRED TO:**

7.1 None.

**CONTACT:** Nick Ward  
Chief Planning Control Officer

Email: [nick.ward@babergh.gov.uk](mailto:nick.ward@babergh.gov.uk)