

## RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING & DEVELOPMENT COMMITTEE

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Agenda Item No.

meeting date: THURSDAY 15 APRIL 2010  
title: BUILDING AND DEVELOPMENT CONTROL SERVICE PLAN  
submitted by: DIRECTOR OF DEVELOPMENT SERVICES  
principal authors: JOHN MACHOLC

### 1 PURPOSE

1.1 To consider and approve the Ribble Valley Borough Council Building Control Service Plan 2009/11.

1.2 Relevance to the Council's ambitions and priorities

- Council Ambitions – This key service document sets out how this Council is to fulfil its statutory duties in relation to Building Control “to help make peoples lives safer and healthier”.
- Community Objectives – To promote safe and healthier life by ensuring all new building work is of a high standard and accessible to all.
- Corporate Priorities – To provide a safe environment accessible to all.
- Other Considerations - None

### 2 BACKGROUND

2.1 In order to assist Ribble Valley Borough Council to meet the requirements for comprehensive performance and be transparent in its service delivery objectives, an annual service plan has been prepared for implementation this year.

2.2 During consideration of the preparation of service plans, it was requested that departments focus on potential savings and growth items.

### 3 ISSUES

3.1 The report is attached as an appendix to this report.

3.2 One of the key issues in last year's service plan related to the introduction of a system to enable building control applications to be available on line. It can be seen from the action monitoring sheet that significant progress has been made but it is important to continue to review the information that is available.

3.3 The main objective in the Development Control section is to maintain the performance level in relation to the determination of planning applications. It is evident that due to the likelihood of non replacement of a fixed term post, it will be difficult to maintain the existing service without a reduction in some service provision relating to non essential duties.

- 3.4 As a result of the need for additional savings, the main savings will be through a reduction in the LEP subscriptions (£15,000) and the decision to no longer use the County Ecology service (£3000) and as such be dependent on internal delivery of the service with occasional advice sought from other consultants. This may result in some issues regarding planning application advice and I am satisfied the quality would not significantly diminish.
- 3.5 Due to the need to prioritise work and having regard to a reduction in resources, the objective to keep adequate records relating to condition of listed buildings has been removed. Although it would be extremely desirable and beneficial to have accurate and up to date records of both external and internal features of listed buildings, as it would assist in the determination of applications, as well as any enforcement issues, given that this could not be achieved by utilising existing resources, it is an unrealistic target. The data collection scheme has also been removed as it is considered that existing resources cannot be realistically employed to undertake this service at this point in time.
- 3.6 In terms of additional income, Members will be aware that a charging mechanism has been introduced for pre-application advice and it is anticipated to generate in excess of £5000.

#### 4 RISK ASSESSMENT

4.1 The approval of this report may have the following implications

- Resources – The documents identify a number of resource issues as set out in the relevant sections of the service plans.
- Technical, Environmental and Legal – None.
- Political – None.
- Reputation – This document meets the Council's obligation in relation to producing a comprehensive document stating its intentions in relation to service and delivery.

#### 5 **RECOMMENDED THAT COMMITTEE**

5.1 Approve the documents for implementation on the next financial year within available resources.

DIRECTOR OF DEVELOPMENT SERVICES

For further information please ask for John Macholc, extension 4502.