

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

Agenda Item No.

meeting date: 24 MAY 2012  
 title: PLANNING APPLICATION/ENFORCEMENT STATISTICS REPORT 1 APRIL  
 2011 – 31 MARCH 2012  
 submitted by: DIRECTOR OF COMMUNITY SERVICES  
 principal author: LOUISE BLATCHFORD

1 PURPOSE

1.1 This report is a statistical account of planning applications, appeals and enforcement notices.

1.2 The report is for the year relating from 1 April 2011 – 31 March 2012. The information comes predominantly from the General Development Control Returns (PS1 & PS2), which are sent to the DCLG on a quarterly basis.

2 APPEALS AND ENFORCEMENT

2.1 Appeals received

	APR 10 – MAR 11	APR 11 – MAR 12
TYPE		NUMBER
HEARINGS	2	1
INQUIRY	1	1
WRITTEN REPRESENTATION	10	20
HOUSEHOLDER APPEAL	7	19

Members will notice the significant increase in the number of appeals received this year in comparison with the previous year.

2.12 Appeals determined

	APR 11 – MAR 12			
TYPE	DISMISSED	ALLOWED	SPLIT DECISION	WITHDRAWN
HEARINGS	0	1	0	0
INQUIRY	0	2	0	0
WRITTEN REPRESENTATION	9	6	2	1
HOUSEHOLDER APPEAL	12	6	0	0

2.2 Enforcement notices issued

	APR 11 – MAR 12
Number of enforcement notices issued	1
Number of stop notices served	0
Number of temporary stop notices served	0
Number of planning contravention notices served	0
Number of breach of condition notices served	0
Number of enforcement injunctions	0
Number of requisitions for information issued	3
Number of complaints investigated	142

3 Planning Applications

	APR 10 – MAR 11	APR 11 – MAR 12
No. of applications received	752 (1006)	866 (1134)
No. of applications determined	727 (989)	768 (1032)
No. of applications withdrawn	25	37
No. of applications determined under delegated powers	597	605
No. of applications submitted electronically via The Planning Portal	148	249

Members will notice the increase in the number of applications received in 2011-2012 compared with 2010-2011 yet the number of applications determined under delegated powers has remained static. There has also been a significant increase in the number of applications submitted via the Planning Portal which is something that is encouraged by Central Government. However, from Ribble Valley Borough Council's perspective the process is very labour intensive. It may be worthwhile to investigate the cost and benefits of purchasing back office 1APP connector, which would enable planning portal applications to be directly inputted on to the system.

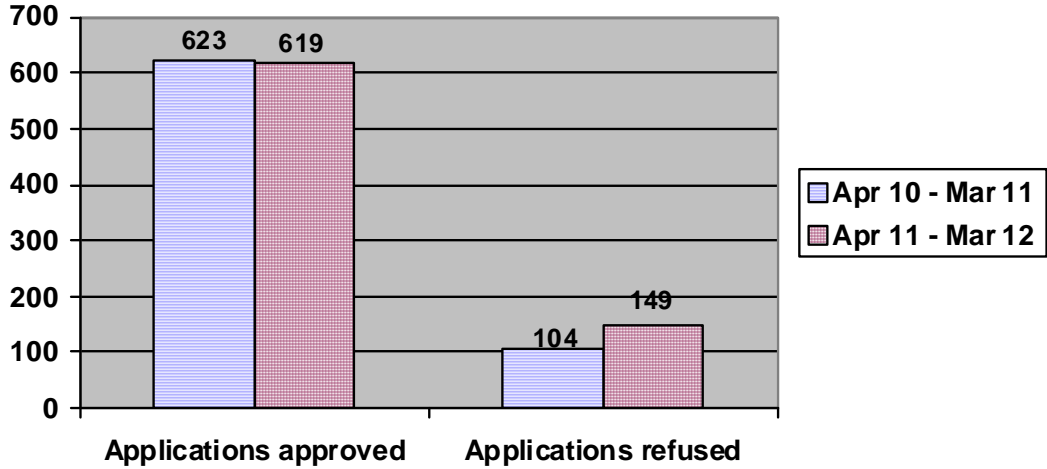
(For members' information the figures in the above table are taken from the returns, which are submitted, to Central Government. These returns do not include the following types of applications: discharge of conditions, non-material amendments, prior notifications, modification of legal agreements, observations to other local authorities and tree applications, and therefore the number of applications actually received and determined will be higher than shown in the table above. These applications have been added to the figures above and are shown in brackets.)

3.1 Determination rate of planning applications

	APR 10 – MAR 11	APR 11 – MAR 12
Applications approved	623	619
Applications refused	104	149

During April 2010 – March 2011 the percentage of applications refused was 14% and during April 2011 – March 2012 it was 19%.

**Bar chart to show applications approved and refused during April 09 - March 10 and April 10 - March 11**



3.1.1 Appendix A to this report explains the definitions of Major, Minor and Other applications.

3.1.2 The Council's targets for 2011/12 are:

- 35%** of Major applications in 13 weeks
- 60%** of Minor applications in 8 weeks
- 80%** of Other applications in 8 weeks

Largescale Major Developments

	Total	Granted	Refused	Less 8 wks	8-13 wks	13-16 wks	16-26 wks	26-52 wks	Over 52 wks
1. Dwellings	2	0	2	0	0	0	0	1	1
2. Offices, R&D, Light Industry	0	0	0	0	0	0	0	0	0
3. General Ind., Storage & Warehousing	0	0	0	0	0	0	0	0	0
4. Retail, Distrib. & Servicing	0	0	0	0	0	0	0	0	0
5. Gypsy and Traveller pitches	0	0	0	0	0	0	0	0	0
6. All other largescale major developments	1	0	1	0	0	0	0	1	0
<b>TOTAL</b>	<b>3</b>			<b>0</b>	<b>0</b>				

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### Smallscale Major Developments

	Total	Granted	Refused	Less 8 wks	8-13 wks	13-16 wks	16-26 wks	26-52 wks	Over 52 wks
7. Dwellings	8	7	1	0	0	1	1	2	4
8. Offices, R&D, Light Industry	2	2	0	0	1	0	1	0	0
9. General Ind., Storage & Warehousing	3	3	0	0	2	0	0	1	0
10. Retail, Distrib. & Servicing	0	0	0	0	0	0	0	0	0
11. Gypsy and Traveller pitches	0	0	0	0	0	0	0	0	0
12. All other smallscale major developments	5	5	0	1	3	0	1	0	0
<b>TOTAL</b>	<b>18</b>			<b>1</b>	<b>6</b>				

**33%** of Major applications were determined in 13 weeks during April 2011 – March 2012  
(Target = 35%)

### Minor Developments

	Total	Granted	Refused	Less 8 wk	8-13 wk	13-16 wks	16-26 wks	26-52 wks	Over 52 wks
13. Dwellings	135	113	22	51	28	17	20	16	3
14. Offices, R&D, Light Industry	2	2	0	1	1	0	0	0	0
15. General Ind., Storage & Warehousing	1	1	0	0	1	0	0	0	0
16. Retail, Distrib. & Servicing	2	2	0	1	1	0	0	0	0
17. Gypsy and Traveller pitches	0	0	0	0	0	0	0	0	0
18. All other minor developments	140	124	16	76	25	11	16	11	1
<b>TOTAL</b>	<b>280</b>			<b>129</b>					

**46%** of Minor applications were determined in 8 weeks during April 2011 – March 2012  
(Target = 60%)

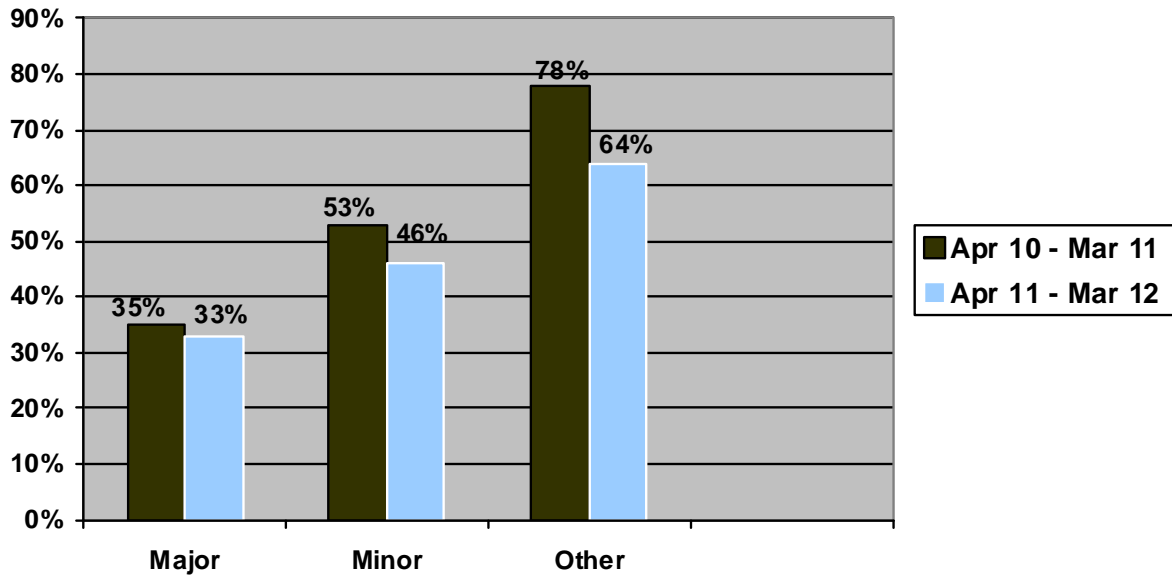
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Other Developments

	Total	Granted	Refused	Less 8 wk	8-13 wk	13-16 wks	16-26 wks	26-52 wks	Over 52 wks
19. Minerals Processing	0	0	0	0	0	0	0	0	0
20. Change of Use	55	48	7	22	15	5	5	7	1
21. Householder Developments	290	223	67	210	56	8	13	3	0
22. Advertisements	19	17	2	9	4	2	0	4	0
23. Listed Building (alt/ext)	49	30	19	24	7	3	8	6	1
24. Listed Building (demolish)	0	0	0	0	0	0	0	0	0
25. Conservation Area consents	9	8	1	2	2	1	2	2	0
26. Certificates of Lawful Development	45	34	11	34	8	0	2	1	0
27. Notifications	0	0	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>467</b>			<b>301</b>					

64% of Other applications were determined in 8 weeks during April 2011 – March 2012  
(Target = 80%)

**Bar chart to show determination rates of major, minor and other applications during April 09 - March 10 and April 10 - March 11**



When looking at the overall year's performance the targets have not been met. As discussed in previous reports major applications often require negotiation and further information, especially in relation to Section 106 Agreements.

During April 2011 – March 2012 the department received a total of 349 pre-application advice requests and officers gave a total of 372 responses to advice requests.

3.2 Prior determination applications

3.2.1 These include both agricultural determinations and all other determination applications such as telecommunication proposals.

3.2.2 The number of determinations applications received was 20. The number of determinations applications on which we requested full details was 5.

3.3 Fees

3.3.1 The relevant fees generated during the year were £406,220 which represents an increase of £41,209.50 from the previous year. In percentage terms this is an increase of approximately 10%.

The total fees generated by pre-application advice requests were £23,044, which is a decrease of £3,806 from the previous year.

DIRECTOR OF COMMUNITY SERVICES

BACKGROUND PAPERS

DCLG Quarterly Returns April 2010 – March 2011 and April 2011 – March 2012.