

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING AND DEVELOPMENT COMMITTEE

Agenda Item No.

meeting date: 24 MAY 2012
 title: PLANNING APPLICATION/ENFORCEMENT STATISTICS REPORT QUARTER
 1 JANUARY – 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 submitted to the Council.

1.2

1.3 The report is for the quarters relating from 1 January – 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

JAN – MAR 2012	
TYPE	NUMBER
HEARINGS	0
INQUIRY	0
WRITTEN REPRESENTATION	8
HOUSEHOLDER APPEAL	6

2.12 Appeals determined

JAN – MAR 2012				
TYPE	DISMISSED	ALLOWED	SPLIT DECISION	WITHDRAWN
HEARINGS	0	0	0	0
INQUIRY	0	1	0	0
WRITTEN REPRESENTATION	5	2	2	1
HOUSEHOLDER APPEAL	4	1	0	0

The appeal, which was allowed following an inquiry, was the application at land off Henthorn Road, Clitheroe. The written representations appeals, which were dismissed, were the applications at Old Chapel Barn, Preston Road, Alston; 46 Higher Road, Longridge; Plum Tree Cottage & Cherry Tree Cottages, Clitheroe Road, Waddington; Carr Meadow Barn, Carr Lane, Balderstone and Marl Barn, Tosside. The written representations appeals, which were allowed, were the applications at Burons Laithe, Horton and Dean Farm, Sabden. The two split decisions were on two applications at 18-

20 Berry Lane, Longridge and the withdrawn appeal related to the application at The Eaves, Pendleton Road, Wiswell.

The householder appeals, which were dismissed, were the applications at 1 Walled Garden, Woodfold Park, Mellor; Shays Farm, Tosside; 4 Branch Road, Mellor Brook and Kezmin House, Hothersall Lane, Hothersall. The householder appeal, which was allowed, was the application at Strathaven, Whalley Road, Billington.

2.2 Enforcement notices issued

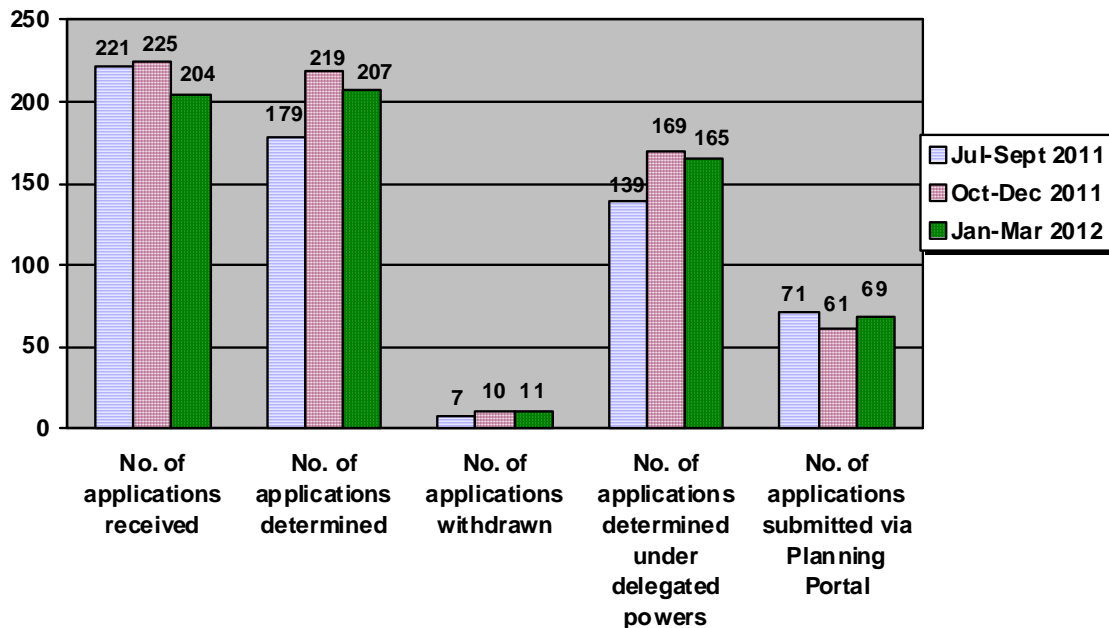
	JAN – MAR 2012
Number of enforcement notices issued	0
Number of stop notices served	0
Number of temporary stop notices served	0
Number of planning contravention notices served	0
Number of breach of condition notices served	0
Number of enforcement injunctions	0
Number of requisitions for information issued	2
Number of complaints investigated	47

3 Planning Applications

	JUL – SEPT 2011	OCT – DEC 2011	JAN – MAR 2012
No. of applications received	221	225	204
No. of applications determined	179	219	207
No. of applications withdrawn	7	10	11
No. of applications determined under delegated powers	139	169	165
No. of applications submitted electronically via The Planning Portal	71	61	69

The percentage of applications determined under delegated powers in July – September 2011 was 78%, in October – December 2011 it was 78% and in this quarter it was 80%.

Bar chart to show number of applications received, withdrawn, determined and submitted via the Planning Portal during the last three quarters



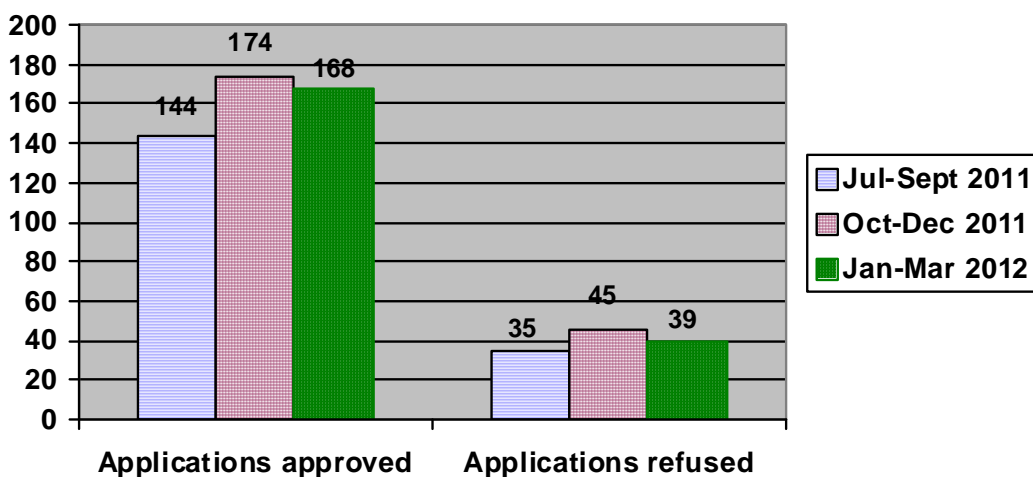
3.1 Determination rate of planning applications

3.2

	JUL – SEPT 2011	OCT – DEC 2011	JAN – MAR 2012
Applications approved	144	174	168
Applications refused	35	45	39

During July-September 2011 the percentage of applications refused was 20%, in October-December 2011 it was 21% and in January-March 2012 it was 19%.

Bar chart to show applications approved and refused during the last three quarters



INFORMATION

3.2.1 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	1	0	1	0	0	0	0	1	0
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	0	0	0	0	0	0	0	0	0
TOTAL	1			0	0				

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	5	4	1	0	0	1	0	1	3
8. Offices, R&D, Light Industry	1	1	0	0	0	0	1	0	0
9. General Ind., Storage & Warehousing	0	0	0	0	0	0	0	0	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	1	1	0	0	1	0	0	0	0
TOTAL	7			0	1				

13% of Major applications were determined in 13 weeks during January-March 2012
(Target = 35%)

INFORMATION

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	41	39	2	13	9	4	8	6	1
14. Offices, R&D, Light Industry	1	1	0	0	1	0	0	0	0
15. General Ind., Storage & Warehousing	0	0	0	0	0	0	0	0	0
16. Retail, Distrib. & Servicing	0	0	0	0	0	0	0	0	0
17. Gypsy and Traveller pitches	0	0	0	0	0	0	0	0	0
18. All other minor developments	33	29	4	13	7	4	8	1	0
TOTAL	75			26					

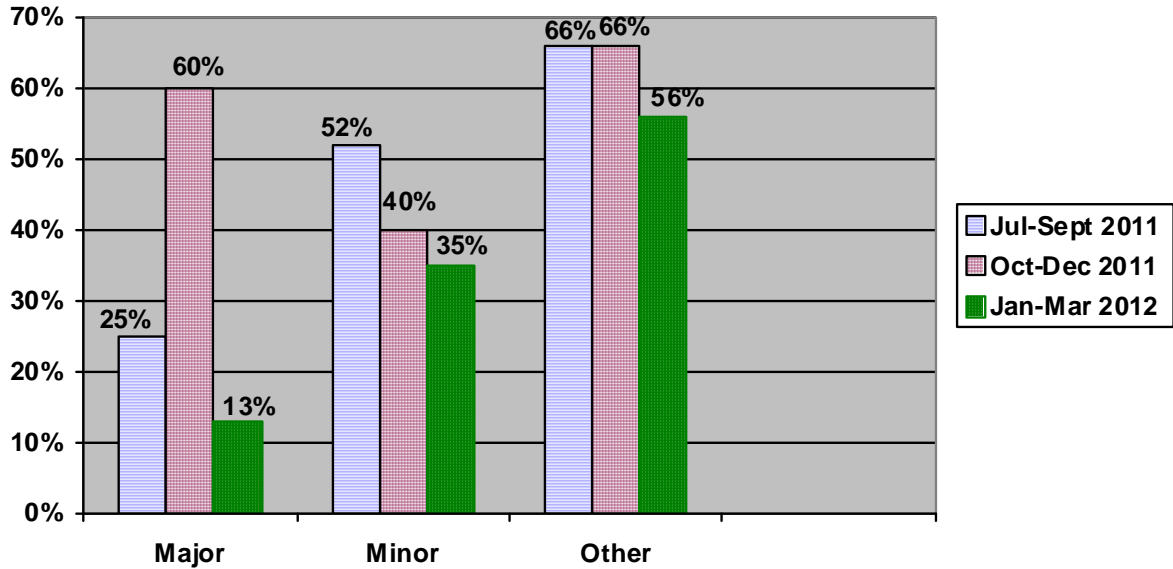
35% of Minor applications were determined in 8 weeks during January-March 2012
(Target = 60%)

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	12	12	0	6	2	1	0	2	1
21. Householder Developments	81	61	20	53	22	1	3	2	0
22. Advertisements	3	3	0	2	0	0	0	1	0
23. Listed Building (alt/ext)	16	8	8	4	2	3	6	1	0
24. Listed Building (demolish)	0	0	0	0	0	0	0	0	0
25. Conservation Area consents	1	1	0	0	0	0	0	1	0
26. Certificates of Lawful Development	11	8	3	5	4	0	1	1	0
27. Notifications	0	0	0	0	0	0	0	0	0
TOTAL	124			70					

56% of Other applications were determined in 8 weeks during January-March 2012
(Target = 80%)

Bar chart to show determination rates of major, minor and other applications during the last three quarters



Only 13% of the major applications determined this quarter were determined within 13 weeks and so the 35% target has not been met. The major application determined within 13 weeks was:

Low secure unit with day facilities and security fencing, including perimeter of adjacent building; new vehicular access to Pendlecroft; improvements to main hospital access from Mitton Road (Re-submission) at Calderstones Partnership NHS Foundation Trust, Mitton Road, Whalley.

The applications, which took longer than 13 weeks to determine, were:

Outline application for a mixed use development comprising residential (C3), nursing home (C2) and primary school (D1), and associated access, car parking and ancillary landscaping at land to the East of Clitheroe Road (Lawsonsteads), Whalley; erection of a research and development building at Calder Vale Park, Simonstone Lane, Simonstone; outline application to build 10 x two bed semi-detached bungalows, 4 x semi-detached and 2 detached three bed dormer bungalows and 8 x three bed semi-detached houses and diversion of public footpath at land adjacent to Petre House Farm, Whalley Road, Langho; outline planning application for residential development (ten dwellings) at land off Chatburn Old Road, Chatburn; proposed demolition of part of Victoria Mill and conversion of former Spinning Mill into 22no. apartments, conversion of former office building into 3no. townhouses, erection of 4no. affordable elderly care bungalows, 23no. other affordable dwellings, 18no. dwellings and the creation of a new pond at Victoria Mill, Watt Street, Sabden; residential development of 37 dwellings at Barrow Brook Business Village, Barrow and reserved matters application for approval of appearance and landscaping, following outline approval for regeneration of the site to provide 44 dwellings (6 of which would be affordable) with access from Watt St. and associated parking at Cobden Mill, Watt Street, Sabden.

It is often the case that major applications are subject to a legal agreement being drawn up, agreed and signed. Whilst the application may have been taken to a committee meeting the actual decision cannot be issued until the legal agreement has been agreed and signed. This therefore means that the application will often take longer than 13 weeks to determine. As members are already aware, major applications ordinarily involve complex issues and can require extensive consultation with statutory bodies.

The determination rate of minor applications has decreased by a further 5% since the last quarter and the target of 60% of applications being determined in 8 weeks has not been met. The determination rate of other applications has also decreased from last quarter by 10% and the target of 80% being determined in 8 weeks has also not been met. For members' information 65% of householder applications were determined within 8 weeks.

Balancing of resources means that officers' time is often taken away from dealing with planning applications, for example, in dealing with appeals. Significant work has been carried out on appeals over the last 12 months and in particular from September 2011 to March 2012 a considerable amount of work had to be carried out in relation to the public inquiry for land off Henthorn Road, Clitheroe, which took up the time of two officers.

For members' information 76 requests for pre-application advice were received this quarter, 46 of these generated fees as detailed further on in the report. 83 responses were given to pre-application advice requests during January-March.

3.3 Prior determination applications

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

3.3.2 The Council did not receive any determinations applications during this quarter.

3.4 Fees

The relevant planning application fees generated were £112,975, which represents an increase of £18,467 from last quarter. In percentage terms this is an increase of approximately 16%.

During this quarter requests for pre-application advice generated fees totalling £6,094. Within this total, there were 6 requests for householder pre-application advice, which generated fees of £414.00 (fees for householder pre-application advice were only introduced on 1 March 2012).

DIRECTOR OF COMMUNITY SERVICES

BACKGROUND PAPERS – DCLG Quarterly Returns Jul-Sept 2011, Oct-Dec 2011 and Jan-Mar 2012