

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING & DEVELOPMENT COMMITTEE

Agenda Item No. 12

meeting date: THURSDAY, 8 MARCH 2018
 title: PLANNING APPLICATION STATISTICS REPORT
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1 PURPOSE

- 1.1 To update Committee on key information in relation to determination of planning applications from 01/10/17 – 31/12/17 (Quarter 3 17/18).
- 1.2 The report covers the third quarter of 2017/18 – Quarter 3 from 1 October 2017 – 31 December 2017.

2 APPLICATIONS RECEIVED AND DETERMINED DURING QUARTER 3 (17/18) AND

- 2.1 The table below shows the number of applications received and determined during the third quarter of 2017/18.

	QUARTER 3 17/18 01/10/17 – 31/12/17
APPLICATIONS RECEIVED	169
APPLICATIONS DETERMINED	187
% OF DELEGATED DECISIONS	93.58%

3 CATEGORY OF APPLICATIONS

- 3.1 Applications are put into categories Major, Minor and Other. Below is a description of how the applications are categorised:

Major applications are applications which fall into the following categories:

Dwellings - 10+ dwellings or cover a site area of 0.5ha+

Offices/Retail & Distribution/Light Industry -cover over 1,000m² or floor space or a site area of 1ha+

General Retail Distribution and Servicing – 1,000m²+ or floor space or site area of 1ha+

Gypsy and Traveller sites – 10+ pitches

All other major developments – all other uses, whether in a use class or sui generis uses – 1,000m²

Minor applications are applications which fall into the following categories:

Dwellings – 1-9 dwellings. Or site area of less than 0.5ha

Offices/Retail & Distribution/Light Industry – less than 1,000m² floor space or less than 1 ha site area

General Industry and Distribution and Servicing – less than 1,000m² floor space or less than 1ha site area

Gypsy and Traveller sites – 1-9 pitches

All other minor developments – less than 1,000m² floor space or less than 1ha site area

Other Developments

Minerals Processing

Change of Use – going from one class use to another

Householder developments - extensions, conservatories, garages etc within the domestic curtilage of the property

Advertisements

Listed Building Consent

4 TARGETS

4.1 Performance has traditionally been measured in terms of time taken to determine a planning application. Targets (Best Value Performance Indicator (BVPI) 157a, b, and c) were as follows:

'Major' developments: 60% within 13 weeks from valid submission to despatch of decision notice. 'Minor' developments: 65% within 8 weeks from valid submission to despatch of decision notice. 'Other' developments: 80% within 8 weeks from valid submission to despatch of decision notice. The Council's own determination targets for the year 2017/18 are as follows:

50% of Major Applications within 13 weeks
65% of Minor Applications within 8 weeks
75% of Other Applications within 8 weeks

The Council has reviewed its own targets to ensure compliance with DCLG and will be mindful of future changes.

4.2 RIBBLE VALLEY DETERMINATION RATES

THIRD QUARTER 2017/18 – 1 October 2017 to 31 December 2017

Majors 75% determined within 13 weeks
Minors 93.10% determined within 8 weeks
Others 88.88% determined within 8 weeks

4.3 TREND

Members will see that both Government and the Council's own performance targets have been met in all categories.

4.4 EXTENSION OF TIME

In the quarter 01/10/17 – 31/12/17 35 extensions of time were secured.(approximately 20%)

4.5 CALL IN REQUESTS

During the quarter there was one call in request which related to the Camping pod development at Hacking Boat House Mitton.

5 FEES RECEIVED

5.1 Planning fees were increased on 17 January 2018.

5.2 The fees received for planning applications are as follows:

Quarter 3 (01/10/17 – 31/12/17) - £81761.00 included in this figure are fees generated by Major schemes – which amounted to £18480.00. This includes the major applications during the quarter.

The planning application fees received in Quarter 2 (01/07/17-30/09/17) were £133394.00 this figure includes 3 large fees (£28463, £23304, £10780).

6 INVALID APPLICATIONS

6.1 When an application is received into the Planning Office it is checked to make sure it is a complete application.

6.2 There is a national list and local list of requirements to ensure this which includes: the correct fee, a location plan, plans drawn to a recognised metric scale with external floor dimensions and elevational dimensions, bat and tree surveys. Dependent on the type of application other things may be required in order to have a valid application. Common reasons for invalidity include fee outstanding, bat survey required, heritage statement required (Conservation Areas, Barns and Listed Buildings, dimensions on plans (elevational) and plans that are not to scale. Most invalid applications are turned around fairly quickly.

6.3 Currently around 40% of applications received are invalid. The Administration team make contact by email or letter to the applicant or agent informing them, normally within a working day. In many cases and subject to the response from the applicant the application can be revalidated within 2 -5 working days but when additional information such as a Bat Survey or Transport Assessment this can take between 3 and 4 weeks. After 3 months the applications are normally returned with the files removed.

7 APPEALS DETERMINED

7.1 There are three main types of planning appeals. These are written representations, Hearings and Inquiries.

7.2 WRITTEN REPRESENTATION

The majority of appeals are determined as written representation. The appellant will put forward a written statement whilst the Local Planning Authority cannot send comments and so reliance is put on the officer's report (either delegated or committee) to justify the Local Planning Authority decision.

HEARING

A planning hearing is an appeal in which there is normally no legal representation. Statements are submitted by both parties and there is a discussion on the key issues.

INQUIRY

An Inquiry is more formal and there is normally legal representation formal cross examination of witnesses.

7.3 APPEAL DECISIONS

Qtr3 17/18 (01/10/17 – 31/12/17)

The table below shows the number of appeals received in the quarter.

PLANNING APPEALS RECEIVED 01/10/17 – 31/12/17

Planning Appeals Received	Number
Written Representations	2
Hearings	1
Inquiry	1
Householder	0

The table below shows the number of appeals determined in the quarter.

PLANNING APPEALS DETERMINED 01/10/17 – 31/12/17

Planning Appeals Determined	Number
Written Representations	4
Hearings	2
Inquiry	0
Householder	2

There were 2 appeals allowed and this gives a percentage of 25% when divided by the relevant appeals decided. 3 appeals were withdrawn during this quarter.

7.4 COST AWARDS

It is important to emphasise that an application for costs can be made by either party if it is considered they have acted in an unreasonable manner. Guidance is available in the

Planning Practice Guide. These can be for a Procedural award or a Substantive award. There has been no award of costs during this quarter.

8 PRE APPLICATION ADVICE

8.1 Fees generated between 1 October 2017 and 31 December 2017 (Quarter 3) were £10400.

8.2 Please see below a table prepared by Principal Planning Officer, Robert Major, showing a split between pre application types, number received targets and response times

Application type	Fee	Target response time (days)	Number of pre-apps received	Number responded	Number responded within target date	Average response time (days)	Fee Income
Major	£880	56	5	3	2	51	£4,400
Intermediate	£440	49	5	4	1	55	£2,200
Minor	£220	42	15	12	11	38	£3,300
Householder	£100	35	4	4	3	33	£400
Householder (no meeting)	£50	28	2	2	1	24	£100

9 CONCLUSION

9.1 It is evident the in relation to determination rates on planning applications we are maintaining a positive direction and that the most recent quarter is above the Government targets.

9.2 In relation to pre application advice the fee income remains significant and in most categories we are meeting the target response date. However, members may be aware that currently the post is vacant and until a replacement is secured the workload is being shared amongst the Planning officer. We will remain focused on delivering an efficient and speedy service but there may be some slippage as result of the vacancy.

9.3 The Delegation rate of between 92%-95% is consistent with the national targets which not only continues to allow the Planning and Development Committee to focus on key or strategic applications but also allows the more minor applications to be determined in a more efficient and timely manner which assists the development process.

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