

Committee: PLANNING

Date Of Meeting: 11 NOVEMBER 2009

Title of Report: DEVELOPMENT CONTROL PERFORMANCE

Report of: A Wallis, Planning & Economic Regeneration Director

Contact Officer: Mr J Alford Telephone 0151 934 3544

This report contains	Yes	No
Confidential information		✓
Exempt information by virtue of paragraph(s) of Part 1 of Schedule 12A to the Local Government Act 1972		✓
Is the decision on this report DELEGATED?	✓	

Purpose of Report:

To advise members of the Department's performance in dealing with planning applications, appeals, and related matters for the third quarter of 2009.

Recommendation(s):

That the contents of this report and the attached schedules be noted

Corporate Objective Monitoring

Corporate Objective	Impact		
	Positive	Neutral	Negative
1 Regenerating the Borough through Partnership		✓	
2 Raising the standard of Education & Lifelong Learning		✓	
3 Promoting Safer and More Secure Communities		✓	
4 Creating a Healthier, Cleaner & Greener Environment through policies for Sustainable Development		✓	
5 Strengthening Local Democracy through Community Participation		✓	
6 Promoting Social Inclusion, Equality of Access and Opportunity		✓	
7 Improving the Quality of Council Services	✓		
8 Children and Young People		✓	

Financial Implications

None

Departments consulted in the preparation of this Report

None

List of Background Papers relied upon in the preparation of this report

DCLG Quarterly statistics of Development Control performance

1. The purpose of the report is to advise the Planning Committee of the Department's performance, dealing with planning applications and to provide information on national performance.
2. In England the number of applications in the April-Jun quarter fell by 32,000 (21%) in comparison with the number submitted for the same quarter last year. This was numerically a small increase on the previous (Jan-Mar) quarter but is the lowest Apr-Jun total by a large margin. The number of decisions made fell reflecting the much lower number of recent applications. 84% of applications were approved overall, comprising major 71%, minor 79%, other 89% within the BVPI target (source: DCLG website). In relation to Metropolitan Authorities, 74% major applications were determined in 13 weeks, 80% minor in 8 weeks, and 89% of others in 8 weeks. In Sefton 365 decisions were made, 91% were determined overall in the required time comprising 88% major, 88% minor and 95% other.
3. In Sefton the number of applications received in the third (Jul-Sept) quarter of 2009 was approx 25% less than received last year. The number of major applications submitted rose from 6 to 8, although fee income was less. The number of householder applications fell by 75 which continues the sharp fall recorded in the last 3 quarters (the figure may have been affected by the changes to householder permitted development which came into force in October 2008).
4. The level of decision-making remains high. 89% of applications were determined within 8 weeks. The Government's BVPI for decisions were fully met; majors (86%), minors (83%) and other applications (95%).
5. The number of appeals in the quarter was 6, somewhat less than usual for a quarter.

Planning Director's comments

6. The number of applications submitted has continued to fall; this reflects the national situation. The number of major applications submitted this quarter has risen slightly but these are mostly at the smaller end and have done very little to improve the fee situation. The number of householder applications has again fallen sharply, a pattern for the last 4 quarters; this may level out as the effect of the permitted development changes ceases to apply. The overall performance level remains very good. In respect of BVPIs, the target for major, minor and other applications is being met.
7. The validation process continues to be time consuming; over 50% of applications are invalid as submitted. We have published our validation checklists and have talked to regular agents at our agents meetings. Typical problems relate to inadequate site and block plans, failure to complete certificates correctly, delay in providing the correct fee, and failure to provide the information specified in the checklist. The number of electronic submissions has continued at a reasonable level and comprised 34% for the quarter as a whole.

APPENDIX

8. From the beginning of September all development control case officers and enforcement officers are based at Magdalen House; staff will remain in Southport to meet the needs of the public as usual. At the same time all the department's regulatory service, including public reception, are located on the 1st floor of Crown Buildings; use of the 3rd floor offices has ceased.
9. The Director considers the performance dealing with planning applications for the last quarter has been satisfactory.

APRIL – JUNE 2009

		Total	< 8 weeks	8-13 weeks	13+ weeks
M	Dwellings	1	0	0	1
A	Offices/R&D/Light Ind	0	0	0	0
J	General Industry/storage/warehouse	0	0	0	0
O	Retail Dist & Servicing	0	0	0	0
R	Gypsy & Traveller Pitches	0	0	0	0
LARGE	All other largescale major	3	0	3	0
	<i>Sub Total:</i>	4	0	3	1
M	Dwellings	3	2	1	0
A	Offices/R&D/Light Ind	1	1	0	0
J	General Industry/storage/warehouse	0	0	0	0
O	Retail Dist & Servicing	0	0	0	0
R	Gypsy & Traveller Pitches	0	0	0	0
SMALL	All other smalscale Develop	0	0	0	0
	<i>Sub Total:</i>	4	3	1	0
M	Dwellings	30	22	8	0
I	Offices/R&D/Light Ind	4	4	0	0
N	General Industry/storage/warehouse	6	5	1	0
O	Retail Dist & Servicing	6	6	0	0
R	Gypsy & Traveller Pitches	1	1	0	0
DEVE	All other smalscale Develop	83	77	4	2
	<i>Sub Total:</i>	130	115	13	2
O	Minerals	0	0	0	0
T	Change of Use	26	24	2	0
H	Householder Developments	164	160	2	2
E	Advertisements	25	22	3	0
R	Listed Bldg Consent	6	5	1	0
	Listed Building Consent Demolish	0	0	0	0
	Conservation Area Consents	4	2	2	0
	Certificates of lawful development	1	1	0	0
	Notifications	1	1	0	0
	<i>Sub Total:</i>	227	215	10	2
	TOTAL:	365	333	27	5
		Total	< 8 weeks	8 - 13 weeks	13+ weeks
	Large Scale Major Developments	4	0%	0%	0%
	Small Scale Major Developments	4	75%	25%	0%
	Minor Developments	130	88%	10%	2%
	Other Developments	227	95%	4%	1%
	Total:	365	91%	7%	1%
	ODPM's Targets	Actual	Difference (%)		
	Major - 60% in 13 weeks	88%	28%		
	Minor - 65% in 8 weeks	88%	23%		
	Other - 80% in 8 weeks	95%	15%		

Applications and appeals received and determined by quarter from 2004

Quarter	Received	Applications		Appeals		
		Determined	% Determined within 8 weeks	Southport	Bootle	Total
2004						
1st	712	578	78	9	10	19
2nd	735	742	87	8	10	18
3rd	726	667	71	7	11	18
4th	598	613	76	8	10	18
Totals	2771	2600	78	32	41	73
2005						
1st	673	523	90	14	8	22
2nd	694	684	83	14	10	24
3rd	662	636	83	17	6	23
4th	572	587	89	7	6	13
Totals	2601	2430	86	52	30	82
2006						
1st	626	486	89	4	11	15
2nd	629	562	90	9	7	16
3rd	592	553	89	9	6	15
4th	505	515	89	8	9	17
Totals	2352	2116	89	30	33	63
2007						
1st	625	517	84	2	9	11
2nd	611	610	80	13	7	20
3rd	583	636	86	10	8	18
4th	507	536	80	8	6	14
Totals	2326	2299	83	33	30	63
2008						
1st	552	537	88	6	4	10
2nd	516	500	90	7	6	13
3rd	514	464	90	8	6	14
4th	448	345	87	4	1	5
Totals	2030	1846	89	25	17	42
2009						
1st	362	308	90	7	11	18
2nd	397	365	91	5	10	15
3rd	387	401	89	3	3	6
4th						0
Totals	1146	1074	90	15	24	39

July - Sept 2009

		Total	< 8 weeks	8-13 weeks	13+ weeks
M	Dwellings	0	0	0	0
A	Offices/R&D/Light Ind	0	0	0	0
J	General Industry/storage/warehouse	0	0	0	0
O	Retail Dist & Servicing	0	0	0	0
R	Gypsy & Traveller Pitches	0	0	0	0
LARGE	All other large scale major	0	0	0	0
<i>Sub Total:</i>		0	0	0	0

M	Dwellings	4	0	3	1
A	Offices/R&D/Light Ind	0	0	0	0
J	General Industry/storage/warehouse	1	0	1	0
O	Retail Dist & Servicing	0	0	0	0
R	Gypsy & Traveller Pitches	0	0	0	0
SMALL	All other small scale Develop	2	0	2	0
<i>Sub Total:</i>		7	0	6	1

M	Dwellings	23	15	7	1
I	Offices/R&D/Light Ind	3	3	0	0
N	General Industry/storage/warehouse	0	0	0	0
O	Retail Dist & Servicing	6	4	1	1
R	Gypsy & Traveller Pitches	0	0	0	0
DEVE	All other small scale Develop	77	68	8	1
<i>Sub Total:</i>		109	90	16	3

O	Minerals	0	0	0	0
T	Change of Use	31	26	4	1
H	Householder Developments	169	166	3	0
E	Advertisements	40	40	0	0
R	Listed Bldg Consent	12	8	2	2
	Listed Building Consent Demolish	0	0	0	0
	Conservation Area Consents	6	6	0	0
	Certificates of lawful development	0	0	0	0
	Notifications	3	3	0	0
<i>Sub Total:</i>		261	249	9	3
TOTAL:		377	339	31	7

		Total	< 8 weeks	8 - 13 weeks	13+ weeks
Large Scale Major Developments		0	0%	0%	0%
Small Scale Major Developments		7	0%	86%	14%
Minor Developments		109	83%	15%	3%
Other Developments		261	95%	3%	1%
Total:		377	90%	8%	2%

ODPM's Targets	Actual	Difference (%)
Major - 60% in 13 weeks	86%	26%
Minor - 65% in 8 weeks	83%	18%
Other - 80% in 8 weeks	95%	15%