

CABINET MEMBER UPDATE REPORT Overview and Scrutiny Committee (Regeneration and Skills)		
COUNCILLOR	PORTFOLIO	DATE
Daren Veidman	Cabinet Member Planning	07 November 2017

1. Local Planning

The Sefton Local Plan

- 1.1 Planning applications continue to be submitted on allocated sites.

Community Infrastructure Levy (CIL)

- 1.2 The CIL draft charging schedule was reported to Cabinet in September and was deferred for further consideration.

Supplementary Planning Documents (SPDs)

- 1.3 Five SPDs and 2 Information notes were adopted by Cabinet in September.
- 1.4 We are currently reviewing and updating the remaining Supplementary Planning Guidance Notes (SPGs) and SPDs to reflect the fact that the Local Plan has been adopted, and to take account of updated evidence and guidance. The Statement of Community Involvement is also being updated. A series of Information notes on Flood risk and drainage are also being produced, and an SPD for the Crosby Coastal Park will also be prepared.
- 1.5 We intend to consult on the majority of these either later this year or early in 2018.

Other planning policy work

- 1.6 Consultation on the draft Liverpool City Region-wide Strategic and Employment Land Market Assessment (SHELMA) is currently taking place. This is a stakeholder consultation because of the technical nature of the report. Work on this is now being led by the Combined Authority. Discussions have begun about follow up work that may be required to take this forward, including the need for a strategic B8 Study which will identify the need and optimal locations for new logistics development associated with the growth of the Port of Liverpool.

- 1.7 We have been advised that the 4 Neighbourhood Plans being prepared by five Town and Parish Councils will be submitted for examination in the near future. This will impose new challenges on the team as we organise examinations for each.
- 1.8 Members of the Local Plans team continue to provide policy advice on all relevant planning applications and pre-application inquiries, with members of the Local Plan team processing their own caseload of applications. As a result of the Local Plan being adopted, we have provided a lot of policy advice to developers on sites allocated in the Local Plan as well as providing this advice once the planning applications have been submitted. This has included the preparation of two Master Plans for sites in multiple ownership to ensure they are developed in a coherent and complementary manner.

2. Heritage and Conservation

Heritage at Risk Sites

- 2.1 We are continuing to work towards the removal of the 6 Heritage at Risk Areas from the National Register. This includes a number of different work areas including raising their profile, regeneration funding bids, working with the local community, Conservation Area Appraisals, taking enforcement and other legal action in relation to a number of derelict sites and listed buildings in these Areas including the major Lord Street Verandah project.
- 2.2 In connection with this, a six week consultation on the Lord Street and Promenade Conservation Area Appraisals began in early August, and following the close of public consultation, they will be formally adopted as background planning documents in October 2017.

Development Management

- 2.3 In terms of the general day to day responsibilities, allied to the increased development pressure which the wider Service is facing, the Conservation officers have formulated 91 detailed consultation responses from July to September on planning applications and pre-applications relating to a number of Listed Buildings and developments within a number of our Conservation Areas. We have also continued involvement in various appeals and on site monitoring and pro-active enforcement action.

Regeneration

- 2.4 The team are leading on the submission of the Townscape Heritage project for Southport Town Centre which will see a resubmission by 8th December 2017 for a £1.7 Million funding request from the Heritage Lottery Fund and are also advising on the Bootle Heritage Complex as and when requested.

3. Development Management

3.1 The pressure on this part of the Service has continued to increase over the last quarter following the adoption of the Local Plan and the submission of both pre-application inquiries and applications relating to sites identified for development in the Local Plan.

3.2 Between July and September 2017 we have approved 78 units of residential accommodation.

The following 8 major developments were considered and approved by the service/Planning Committee.

Ref	Address	Proposal
DC/2017/00715	Land At Warren Court Birkdale Southport PR8 2DF	Variation of condition 13 pursuant to planning permission DC/2016/01779 approved 15/12/2016 - to allow removal of roof lights to rear elevation and replace with erection of dormer windows for unit types B & C and the removal of the render to units A, B and C.
DC/2017/00301	Boothroyd Unit Scarbrick New Road Southport PR8 6PH	Erection of a part two storey, part single storey mental health care facility, followed by demolition of existing buildings on site and subsequent layout of associated landscaping, access and parking.
DC/2017/00736	5 Marsh Brows Formby Liverpool L37 3PD	Erection of a four storey block of 12 apartments after demolition of existing premises
DC/2017/00954	7 Chesterfield Road Crosby L23 9XL	Erection of ten dwellings with associated car parking, landscaping and access. Alternative to DC/2016/02422 approved 07/03/2017.
DC/2016/02454	Former Peerless Site Dunnings Bridge Road Netherton	Erection of 6 industrial units, (Use Class B1(c), B2 and B8), petrol filling station with associated retail unit (Use Class A1), and a drive-thru' coffee shop (Use Class A3) together with external works to servicing, parking, landscaping & associated infrastructure
DC/2017/01302	13 Crosby Road South Waterloo L22 1RG	Variation of Condition 2 attached to planning permission DC/2016/01415 granted 15 Dec 2016 - two rear dormer extensions
DC/2017/01015	215-217 Knowsley Road Bootle L20 4NR	Variation of conditions 3 and 11 pursuant to planning permission DC/2016/02222 approved 27/04/2017 - to allow temporary two year use of Unit 1 as a boxing gym during the hours of 08:00 - 20:00 Monday to Friday and 09:00 - 15:00 Saturday and Sunday
DC/2017/00618	75 - 77 Strand Road Bootle L20 4BB	Erection of a two-storey block of 10 industrial/office units with Use Classes B2 and B8 permitted at ground floor and B1 at first floor.

- 3.3 We have received a total of 565 applications in this time scale, including 82 pre-application enquiries.
- 3.4 The capacity of the Service is stretched by the increased pressure relating to the processing of these applications. It is a team effort across the Service to process, assess and determine applications expediently and in line with Government targets.
- 3.5 The 20% proposed increase of planning fees and additional fee income through entering Planning Performance Agreements (PPAs) has allowed us to recruit further staff. This will be critical to maintaining a high level of performance as we respond to significantly more complex and contentious proposals following the adoption of the Local Plan.
- 3.6 PPAs enable us to agree a defined level of service with the applicant which adds to the workload of the team. While further staff have been appointed, it will take some time for the effect of this to be felt as they have just come into post late August/ early September.

Enforcement update

- 3.7 A long standing and experienced member of the enforcement team has gone part time from 1st April and a new enforcement officer has just come into post. This highlights the need for succession planning in order to retain expertise in this important part of our Service which has been built up over many years.
- 3.8 Review of the quarter from 1st July - 30th September 2017.
- New cases – 151
 - Cases resolved – 94
 - Formal action: 2 x enforcement notices & 1 x Community Protection Notice (ASB Crime & Policing Act 2014).
 - 14 retrospective applications totalling £14,190 fees.

In relation to the unauthorised extensions at Oakhill Close, Maghull, the applicant, Mr X, was fined £1,000 for the breach of condition, and £1,500 enforcement , costs £1,982, and victim surcharge £170, totalling £4,652.00.

Mrs X received a fine of £380 for the breach of condition and £400 for the enforcement and costs £1,982.00 £78 victim surcharge, totalling £2,840.

A report will be presented to Planning Committee with regard to recommendations on taking further action to ensure compliance with both notices.

- 3.9 The number and persistence of complaints on even relatively minor schemes is a major drain on limited resources and inhibits the ability of the Service to focus on more complex proposals. Notwithstanding this, no complaint has been upheld by the ombudsman during the past year.

4. Building Control

Performance targets

4.1 The Building Control Team continues to meet its statutory targets as well the performance targets it sets locally. Results for the 2nd quarter of 2017/18 show that the Team's market share was 77% - which remains equal to or better than that of neighbouring Authorities and is significantly above the average for English Councils, which stands at 67%.

Income and financial performance

4.2 Building Regulation income for the first two quarters of 2017/18 shows an increase, when compared with the same stage in the previous financial year. As a result, it is projected that the Building Control Team will continue to be self-funding (in providing a Building Regulation service) and that it will be able to part subsidise the other various related statutory work elements it carries out - such as ensuring safety at sports grounds and dealing with reports of dangerous structures.

The Open Golf Championship at Royal Birkdale

4.3 From the start of the calendar year and right through until the start of the event itself, the Building Control Team worked closely with Merseyside Fire & Rescue Service in order to ensure that all hospitality accommodation and all temporary grandstands were inspected and were safe for use by members of the public at this year's Open Golf Championship at Royal Birkdale.

Mobile / agile working

4.4 After a long lead-in period, the Building Control Team are now using mobile electronic tablets - to assist them in carrying out Building Regulation site inspections. The use of the tablets will enable increased digitization of records and allow the Team greater flexibility in terms of embracing the Councils agile working programme.

5. Technical Support

Performance

5.1 Performance against targets within the last quarter:

- The validation of planning applications within 5 days has reduced to 36% (48% below target). The average turnaround time is 8 working days. The figure is low due to the resignation of 2 key validation team members. Their posts have been filled but training is ongoing. When training is complete we anticipate figures are likely to meet target. It should be noted that there were several very large planning applications submitted within this period that took additional resources to register and validate.
- The team registered and acknowledged 96% enforcement complaints within 3 days (16% over target)
- Booking in of Building Control applications stands at 94.5% within 3 working days (1.5% below target).

- 67% of pre-application enquiries were validated within 3 working days (26% below target). The average turnaround time for registration is currently 2 working days. The figures have slipped below target due to the changes in the validation team and internal appointments.
- The team achieved 98% of land charge searches within 10 working days (8% above target).

Service Development

- 5.2 Officers have successfully implemented the live operation of the building control mobile working project.
- 5.3 Officers have been preparing for agile working. This includes audit of hard copy files and document and destruction or scanning as appropriate. This work is ongoing.