

**CABINET MEMBER UPDATE REPORT**  
**Overview and Scrutiny Committee (Regeneration and Skills) - 3 July 2018**

<b>COUNCILLOR</b>	<b>PORTFOLIO</b>	<b>DATE</b>
Daren Veidman	Planning and Building Control	3 July 2018

## 1. Local Planning

### The Sefton Local Plan

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

### Supplementary Planning Documents (SPDs) and other policy documents

- 1.2 Having had 5 updated and new SPDs adopted by the Council in September, a further 5 SPDs and a series of Information Notes have been prepared. They were consulted on in March / April. The SPDs are due to be adopted by Cabinet in June, whilst the Sustainable Drainage and Flood Risk Information Notes are due to be adopted in July.
- 1.3 The Statement of Community Involvement has been updated and consulted on, and consultation has also taken place on an Information Note relating to Recreational Pressure on the Sefton coast. These were adopted by Cabinet in March 2018.
- 1.4 SPDs for the Crosby Coastal Park and Pavement cafes, outdoor sales and A boards will be prepared during the course of 2018, and the Design and Shop fronts, security and signage SPD will be updated.

### Liverpool City Region work

- 1.5 Work on the proposed Strategic Spatial Framework for the Liverpool City Region is now being led by the Combined Authority. Follow up work required relating to the need for a strategic B8 (warehousing) Study has been commissioned. This will initially identify the need for new logistics development associated with the growth of the Port of Liverpool. A subsequent piece of work will assess optimal locations where this need could be located.

### Neighbourhood Planning

- 1.6 Four Neighbourhood Plans which are being prepared by five Town and Parish Councils in Sefton.

The Maghull and Lydiate NPs were submitted for examination in April. Having assessed the submission to ensure the correct documents have been submitted, we are about to undertake the statutory 6-week consultation for each plan (known as the Regulation 16 Consultation), prior to submitting the Plans for independent examination. The consultation is due to start in June 2018.

- 1.7 This will impose new challenges on the team as we organise examinations for each Neighbourhood Plan.

#### Other work

- 1.8 Members of the Local Plans team continue to provide policy advice on all relevant planning applications and pre-application inquiries. In addition, several members of the team are helping Development Management by processing their own caseload of applications.
- 1.9 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 advice once the planning applications have been submitted. Discussions have resumed with the developers of the Land east of Maghull site and the other landowners / developers in relation to the preparation of a Master Plan to ensure this strategic site is developed in a comprehensive manner with all appropriate infrastructure being provided at the right time and in a coordinated way.
- 1.10 The Government has recently consulted on a revised draft national planning guidance. It is expected that the revised NPPF, national planning guidance and other documents will be published in July. If they follow the revised text, this will impose big challenges on us, especially in relation to the provision of affordable housing as new products are proposed. Consequently we have asked our retained consultants to assess what the implications will be for Sefton.

## **2. Heritage and Conservation**

### Heritage at Risk

- 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 Recent success includes the continued restoration of Verandahs on Lord Street, Southport along with the improvements undertaken at previous derelict sites.

### Regeneration

- 2.3 Following the submission of the Stage 1 Townscape Heritage bid for Southport Town centre in December, the Heritage Lottery Fund (HLF) have awarded the full requested development grant of £70,100. This will allow 12 months to develop a full stage 2 bid where a grant award of £1,625,000 with a combined funding pot of £2,358,211 will be secured subject to approval.
- 2.4 The project will focus on the properties between Lord Street and the Promenade and enhance the quality and strength of the linkages between the town centre and the Seafront so that the two become better integrated. This will include increasing the levels of economic activity within the target area to reduce the number of vacant and underused properties, through repair and reinstatement of historic features, along with complementary training and education initiatives.

### Development Management

- 2.4 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 100 detailed consultation responses from February to May 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, on site monitoring and enforcement cases.

## **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 major applications relating to sites identified for development in the Local Plan.
- 3.2 Between February 2018 and May 2018 we have approved 160 units of residential accommodation.

The following 9 major developments were considered and approved by Planning Committee.

<b>Ref</b>	<b>Address</b>	<b>Proposal</b>
DC/2018/00101	Land To The South Of Andrews Lane Formby L37 2YH	Application for approval of reserved matters for the residential development comprising of up to 95 dwellings and

		public open space pursuant to outline planning permission DC/2016/01740 (refused 22/12/2016 allowed on appeal) for appearance, landscaping, layout and scale
DC/2017/01616	Maghull High School Ormonde Drive Maghull Liverpool L31 7AW	Part demolition and redevelopment of the existing school, including a new two storey school building, new playing field area and reconfigured car parking.
DC/2017/02112	5 Marsh Brows Formby Liverpool L37 3PD	Erection of a 5 Storey apartment block (13 units) following the demolition of the existing former dairy
DC/2017/02352	1 & 3 Ronald Road Waterloo Liverpool L22 3XU	Erection of a part two, part three storey block of 10 apartments with associated landscaping after demolition of two properties (Alternative to DC/2017/00773 refused 20/10/2017)
DC/2017/00456	Land North Of Turnbridge Road Maghull	Layout of a residential development of 39 dwellings with new access and landscaping
DC/2016/02383	Erection of four residential apartment blocks with access from Town Lane, Kew	Land Adjacent Southport And Formby District Hospital East Of Town Lane Town Lane Kew Southport
DC/2017/02351	New Dementia Care Home Parkhaven Trust Estate Liverpool Road South Maghull L31 8BR	Erection of a new single storey 46 bed care home with ancillary accommodation including kitchen, laundry, plant room, staff facilities and surrounding landscaping following demolition of the existing building.
DC/2017/02368	47 Canal Street Bootle L20 8AE	Erection of a warehouse unit for manufacturing, storage and office space after the demolition of the existing units 24, 25 and 26.
DC/2017/02347	Site Of Former 240 Hawthorne Road Bootle L20 3AS	Erection of 11 no dwellings and 9 no apartments with associated amenity space and car parking

3.3 We have received a total of 766 applications in this time scale, including 85 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% increase of planning fees (introduced in January 2018) and additional fee income through entering Planning Performance Agreements (PPAs) has allowed us to recruit further staff. They are proving 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 We have experienced long term illness to three of our staff which has put extra pressure on the rest of the team. One member of staff has left and two others have returned so things are now more stable. We are also hoping to strengthen the enforcement side of the service which has been under constant and increasing pressure in recent times.
- 3.7 We are looking at how we organise our staff and procedures to make sure that the maximum effort is directed towards those schemes which are the most sensitive, complex and contentious, and that we provide the best possible service within existing constraints. This will mean new ways of working and we will be exploring these over the next few months.

#### Enforcement update

##### 3.8 Review of the quarter from 1 February 2018 – 31 May 2018

- New cases – 220
- Cases resolved – 180
- Formal action: 1 x Breach of condition notice.
- 29 retrospective applications totalling £8,543 fees.

3.9 Formal action – one enforcement notice served: Cease the importation and storage of road planings and remove road planings from the land, location: Land to the rear of 491 Hawthorne Road Bootle -

3.10 The varied service the enforcement team offers continues to achieve a high level of success. The number of complaints received remains consistent with previous years. The size and complexity of cases constantly varies and this is reflected in the time it can take to negotiate and resolve without recourse to formal action. It remains the priority and purpose to resolve any breach of planning control without recourse to formal action. The small number of enforcement notices so far served highlights and emphasises officers' ability.

## 4. Building Control

### Performance targets

- 4.1 The Building Control Team continues to meet its key statutory targets in relation to plan checking and the carrying out of site inspections. It also meets the majority of the locally set performance targets it sets itself. Results of the 4th quarter of financial year 2017/18 show that the Team's market share is 75% - which remains equal to or better than that of neighbouring authorities and is significantly above the average for English Councils, which stands at 67%. The Building Control Team also continues to meet all key statutory targets for plan assessment and the carrying out of site inspections.

### Income and financial performance

- 4.2 Building Regulation income for the 4<sup>th</sup> quarter of 2017/18 shows an increase of 10% when compared with the same stage in the previous financial year. Whilst costs have also increased, the fee earning element of the Teams work has produced a surplus, which will be used to part subsidise the other various related statutory work elements of Building Control work - such as ensuring safety at sports grounds and dealing with reports of dangerous structures.

### Safety at sports grounds

- 4.3 The Building Control Team will shortly commence its annual round of inspections of the various sports stadiums within the Borough - where a safety certificates is held - including Southport Football Club and Aintree Racecourse. In April 2018 (and for a number of preceding months) the Team attended Aintree Racecourse to ensure that all of the temporary viewing and hospitality structures were constructed safely for this year's Grand National race meeting.

Building Control Officers work closely with the emergency services in relation to safety at sports grounds issues and they always consult with colleagues in the police, fire brigade and the ambulance service on the contents of issued safety certificates.

### ISO 9001 Quality Assurance standard

- 4.4 From the beginning of 2018, in a move to reduce costs, the Building Control Team changed its independent ISO 9001 accreditation provider. The new provider is Local Authority Building Control (LABC) and the first inspection audit (by external assessors) took place in April 2018. The assessment audit process was successful and the Team has recently been awarded ISO 9001 accreditation. Sefton Council were one of eight local authorities in a national ISO 9001 pilot scheme for LABC, which they hope to roll-out to all other local authorities in the country.

Having ISO 9001 accreditation is seen by many developers, as a pre-requisite for providing a building control service.

## 5. Technical Support

### Performance

5.1 Performance against targets for the period of February to May is detailed below. We have endeavoured to meet our targets but due to the influx of large scale housing applications, the seasonal increase in land charge search requests and the increase in market share of Building Regulation applications we have had to allocate resources to ensure all services are covered.

- The validation of planning applications for this period (Feb – May 2018) within the target of 5 days is 46%, with cases taking an average of 6 working days. This includes the validation of 7 large scale applications (Major applications take significantly more time and resources to process than other applications).
- The team registered and acknowledged 97% enforcement complaints within 3 days (17% over target, an increase of 1% on the previous quarter)
  - Booking in of Building Control applications stands at 57% within 3 working days with the average number of days to book in being 4 days.
  - 92% of pre-application enquiries were validated within 3 working days. This is an increase of 27% on the previous reported period.
  - The team achieved 98% of land charge searches within 10 working days.

### Service Development

5.2 The scanning of historic documents is underway to ensure we are able to function when the agile working project is implemented within the department. Plans have been amended to ensure optimal use of the space available when the service returns to the ground floor of Magdalen House.

5.3 The data cleaning project is continuing, this project is to ensure our planning and land charge data is accurate and up to date in preparation for the migration of the local land charges register to HM Land Registry. It is anticipated that the Local Land Charges register and searches of it will be transferred by the end of 2018.

5.4 A service improvement group has been reinstated to look at possible service development opportunities, income generation and identify more effective ways of working.

5.5 Officers have ensured that our working practices comply with the General Data Protection Regulations including alterations to our webpages and documentation. All staff have received training on the implications and requirements of the new legislation.

5.6 Due to staff changes within the team a training programme for validating of planning application was put in place, this included an external training provider giving detailed guidance and best practice advice.

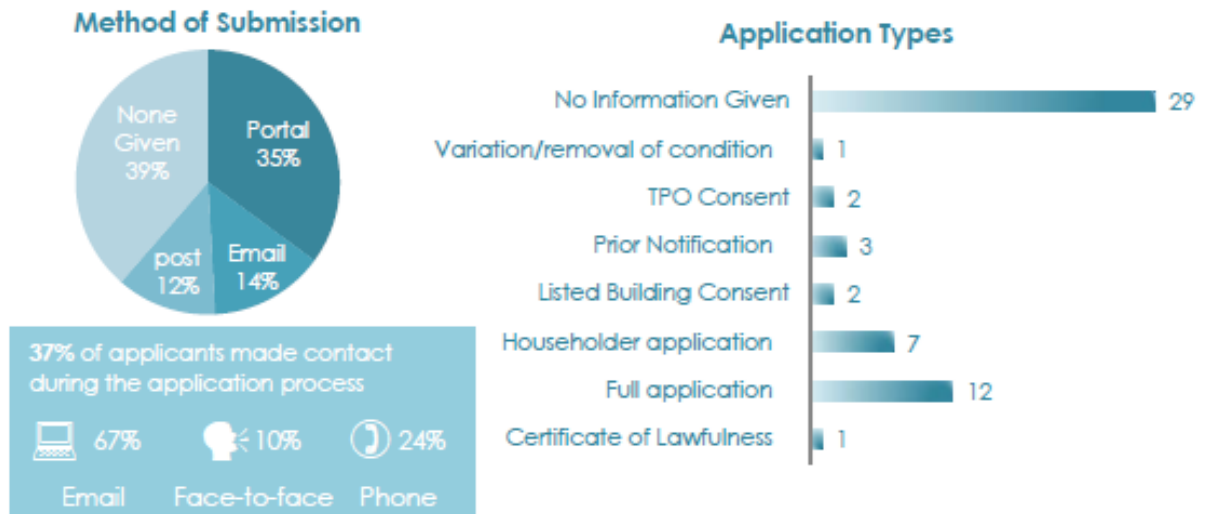
## 6. Customer Feedback

6.1 The results from our customer feedback survey for Planning Services for 2017-18 are:

### PRE APPLICATION ADVICE



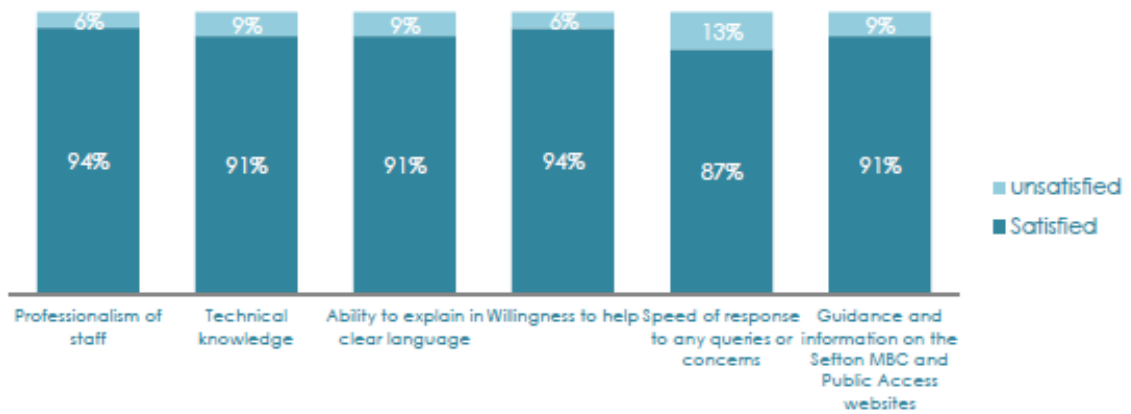
### APPLICATION SUBMISSION





## OVERALL CUSTOMER SATISFACTION\*\*

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\*\*of those who responded to the question  
\*Based on 2017 survey of 57 responses