

**To: The Deputy Leader and Members of the
Planning and Development Board**

**(Councillors Bell, L Dirveiks, Henney,
Humphreys, Jarvis, Jenns, Jones, Lea, Morson,
Moss, Phillips, Simpson, Smitten, Sweet and
A Wright)**

For the information of other Members of the Council

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For enquiries about specific reports please contact the officer named in the reports

PLANNING AND DEVELOPMENT BOARD AGENDA

7 SEPTEMBER 2015

The Planning and Development Board will meet in The Council Chamber, The Council House, South Street, Atherstone, Warwickshire CV9 1DE on Monday 7 September 2015 at 6.30 pm.

AGENDA

- 1 Evacuation Procedure.**
- 2 Apologies for Absence / Members away on official Council business.**
- 3 Disclosable Pecuniary and Non-Pecuniary Interests**

**PART A – ITEMS FOR DISCUSSION AND DECISION
(WHITE PAPERS)**

- 4 **Planning Applications** – Report of the Head of Development Control.

Summary

Town and Country Planning Act 1990 – applications presented for determination

The Contact Officer for this report is Jeff Brown (719310).

- 5 **Annual Performance Report 2014/15** - Report of the Head of Development Control.

Summary

The Annual report illustrating the performance of this service over the past year is attached.

The Contact Officer for this report is Jeff Brown (719310).

JERRY HUTCHINSON
Chief Executive

Agenda Item No 5

Planning and Development Board

7 September 2015

**Report of the
Head of Development Control**

**Annual Performance Report
2014/15**

1 Summary

- 1.1 The Annual report illustrating the performance of this service over the past year is attached.

<p>Recommendation to the Board</p> <p>That the report be noted.</p>

2 Observations

- 2.1 As in previous years two tables are attached to the report illustrating performance in the handling of planning and related applications as well as dealing with planning enforcement issues. They both show how performance compares to recent years.

a) Planning and Related Applications

... As can be seen from Table One, there was a significant increase in all applications received during the last financial last year – Row A. That has been not only in terms of numbers (a 17% increase over 2013/14) but also in the accompanying income from planning fees (a 37% increase over the previous year) – Row I. The greater % increase in fees is due to the fact that our major applications have increased – from 5% to just over 6% - as they carry the larger fees (Row A). Even that small % increase can have a dramatic effect on fee income. What is also important to point out from Row A is the impact that new types of application introduced by the Government is having. In Row A, DOCs are Discharge of Conditions applications; MIA's are minor amendments and Prior Approvals are the new applications introduced last year for changes of use. Together these add up to just over 20% of our workload, however in some instances they carry no fees and this has had an impact as can be seen from Row J.

In terms of decision making, our 85% approval rate is in line with National figures – 88% (Row C) - and our delegated performance of 93% again matches the national figure of 94 %.

Row D reflects our performance according to Government definitions – 94%, 55% and 84%. As a consequence Members should be aware that these three

figures exclude the DOC, MIA and Prior Approval application types referred to above when looking at Row A. For comparative purposes the three equivalent national figures are 77%, 70% and 82%. The key figure here is the performance on major applications as it is this which the Government uses to judge whether a Local Planning Authority is “underperforming”. The threshold is 50%.

Our appeal record is also good with only 20% of all decisions overturned. Again this is a key indicator as far as the Government is concerned when looking at “underperforming” Authorities. Our performance is under the threshold of 20% for major applications.

b) Enforcement

... Table 2 provides equivalent information for the handling of alleged breaches of planning control. The number of complaints and the general response times and outcomes do not differ substantially over the past few years. Once again the preferred method of resolution is either through voluntary agreement or via planning legislation through the submission of retrospective applications or Certificate applications. This then is reflected in the associated income - Row H.

Members will be aware of a couple of very significant high profile enforcement cases during the year – the high fine and removal of cars and tyres from a residential in Hartshill and the cessation and removal of the builders merchants yard at Corley.

3 Report Implications

3.1 Financial and Value for Money Implications

3.1.1 As has been previously reported to the Board, our planning fee income is now significant and has been maintained into the current financial year. The importance of the enforcement team in bringing in income should also be noted.

3.2 Sustainability and Environmental Implications

3.2.1 The service is performing well in upholding the Core Strategy in a constantly changing planning environment with development pressures that have not been seen recently.

The Contact Officer for this report is Jeff Brown (719310).

PLANNING CONTROL SERVICE IMPROVEMENT PLAN – MONITORING REPORT

TABLE ONE: HANDLING APPLICATIONS

Measure	Year 2010/2011	Year 2011/2012	Year 2012/2013	Year 2013/2014	Year 2014/2015
Processing Applications					
A) Total number of applications received divided as follows:	787	788	756	741	870
• Change of use	8.00%	7%	6%	6%	4.48%
• Householder	22.4%	29%	27%	27%	27.70%
• Major developments	2.9%	3%	5%	5%	6.32%
• Minor developments	23.9%	26%	26%	24%	23.56%
• Others	17.8%	21%	20%	20%	16.44%
• Docs	12.2%	11%	12%	12%	9.54%
• MIAS	3.5%	3%	3%	6%	5.75%
• Prior Approval					6.21%
B) Total number of Decisions	720	762	727	753	839
C) % of all applications granted permission	73.47%	69.4%	86.2%	70%	85%
D) % of all applications determined in eight weeks (BVPI)	87%	75%	73%	68%	73%
• majors in 13 weeks	47%	50%	46%	61%	94.11%
• minors in 8 weeks	86%	72%	75%	56%	55.37%
• others in 8 weeks	88%	79%	63%	66%	84.26%
E) % of all householder applications determined in eight weeks	92.5%	83.41%	86.43%	85%	89.50%
F) % of all applications determined in under delegated powers (BVPI)	94%	90%	89%	91%	93%

PLANNING CONTROL SERVICE IMPROVEMENT PLAN – MONITORING REPORT

TABLE ONE: HANDLING APPLICATIONS (Cont'd)

Measure	Year 2010/2011	Year 2011/2012	Year 2012/2013	Year 2013/2014	Year 2014/2015
Appeals					
G) Number of Appeals lodged	30	17	22	15	16
H) % of Appeals allowed	24%	0%	25%	47%	20%
Fees and Costs					
I) Fee income from all applications	£262,215	£286,609	£481,984	£514,098	£824,051
J) % of all applications that are non-fee earning.	8.13%	10.53%	11.77%	9.58%	13.06%
K) % of fees that come from householder applications.	14.9%	12.30%	8.89%	9.63%	4.87%

PLANNING CONTROL SERVICE IMPROVEMENT PLAN – MONITORING REPORT

TABLE TWO: BREACHES OF PLANNING AND ENFORCEMENT

Measure	Year 2010/2011	Year 2011/2012	Year 2012/2013	Year 2013/2014	Year 2014/2015
Reports of Alleged Breaches					
A) Number of notifications	218	232	173	185	220
B) %Where a breach identified	63%	61%	57%	64%	60%
C) Average working days from notification to site visit	7	7	7	4	7
D) Average working days from notification to assessment	10	9	10	5	8
E) % of assessments in 21 days	78	76	71	70	75
F) Once a breach is established – mode of resolution (%)					
<ul style="list-style-type: none"> • Retrospective planning application or certificate application • Voluntarily removed • Not expedient to take action • Enforcement action authorised • Other action, eg injunctions • outstanding 	33	41	42	34	37
	40	35	49	56	42
	5	3	1	3	3
	14	12	7	7	9
	0	4	0	0	4
	8	5	1	1	5

PLANNING CONTROL SERVICE IMPROVEMENT PLAN – MONITORING REPORT

TABLE TWO: BREACHES OF PLANNING AND ENFORCEMENT (Cont'd)

Measure	Year 2010/2011	Year 2011/2012	Year 2012/2013	Year 2013/14	Year 2014/15
Reports of Alleged Breaches					
G) %of notifications resolved, or where no breach identified in twelve weeks	84%	70%	66%	65%	77%
H) Fee income from retrospective applications	£ 7175	£ 14250	£ 11895	£ 7926	£ 12061
I) Number of Enforcement Notice Appeals lodged (not necessarily relating to Notices served this year).	9	8	4	4	5
J) Number of cases where Court Action authorised (not necessarily relating to cases reported this year).	4	4	4	4	4