

Development Management Section
Quarterly data – January 2019 – March 2019

The graphs on the following pages set out key performance indicators for the section:

Planning applications

- No. of applications received and decided
- % of major applications decided in 13 weeks (or with agreed target dates)
- % of minor and other applications decided in 8 weeks (or with agreed target dates)

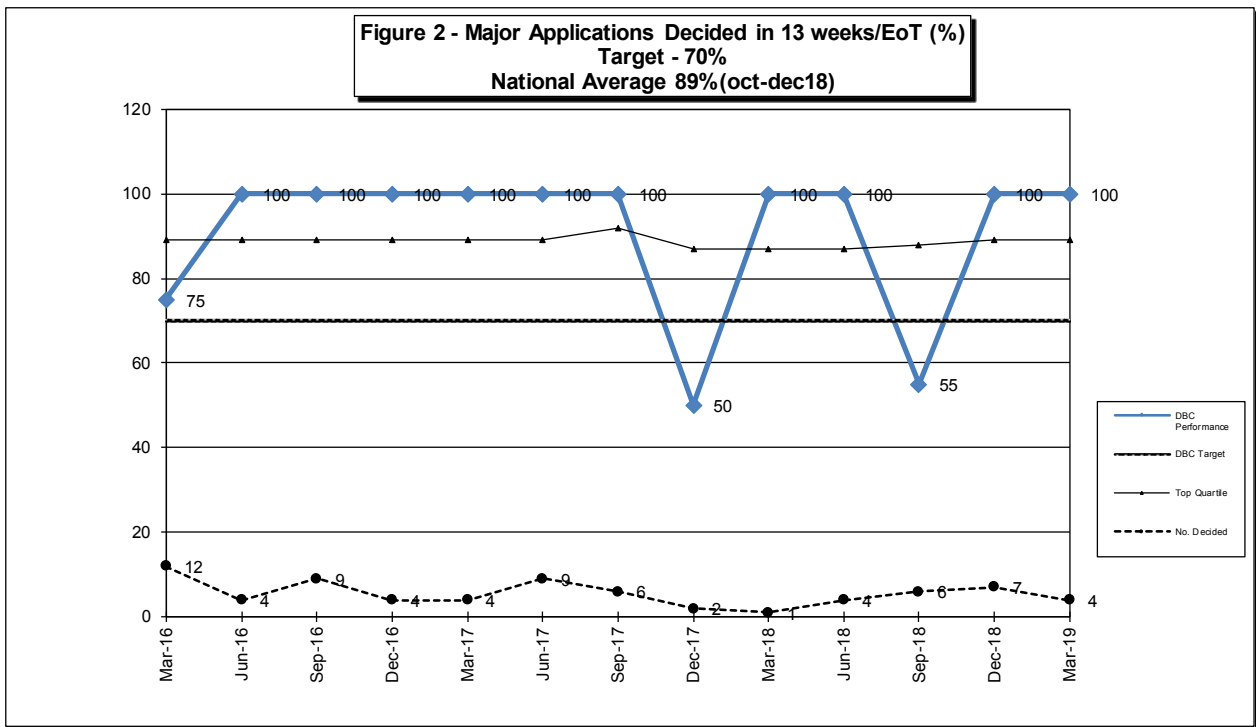
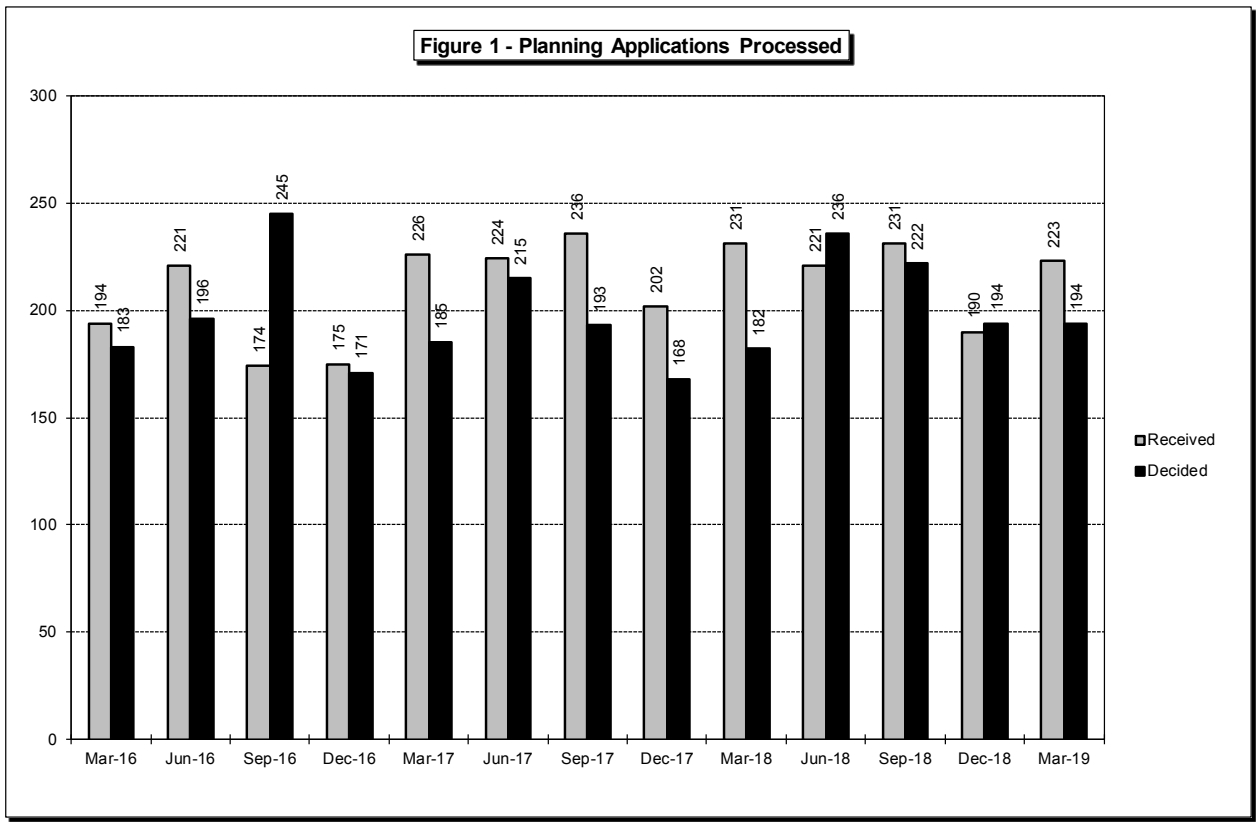
Appeals

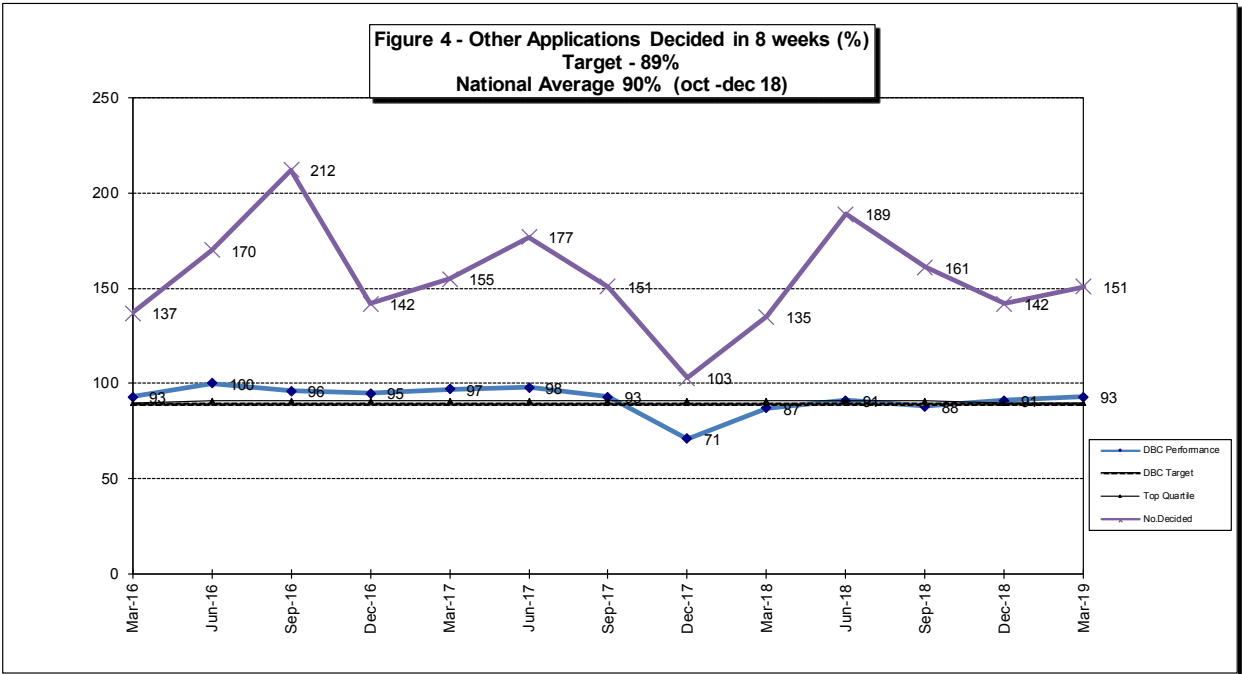
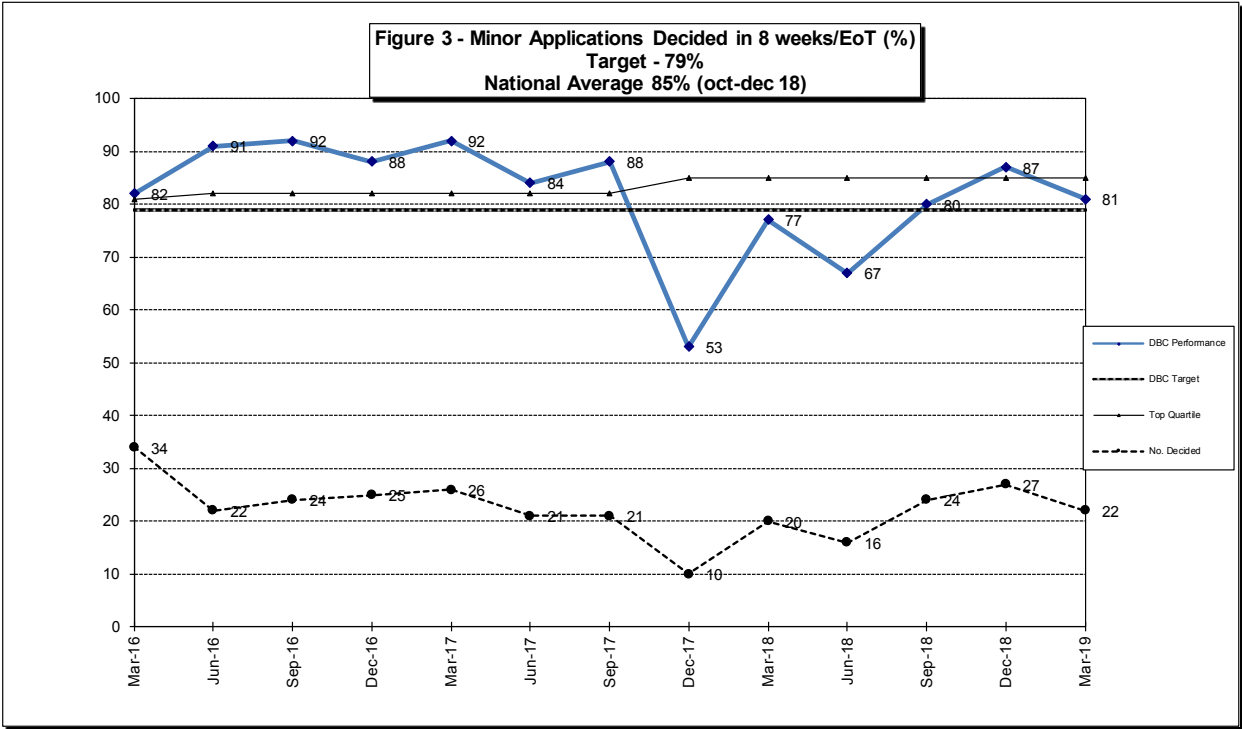
- % of all appeals dismissed

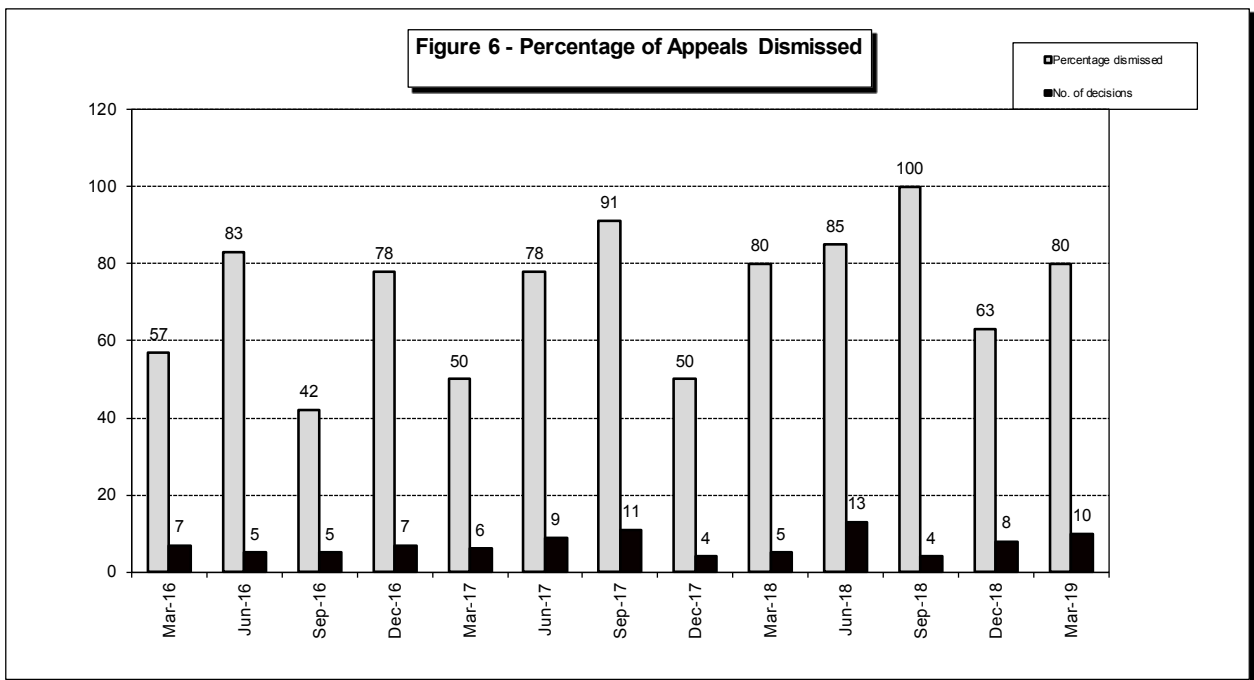
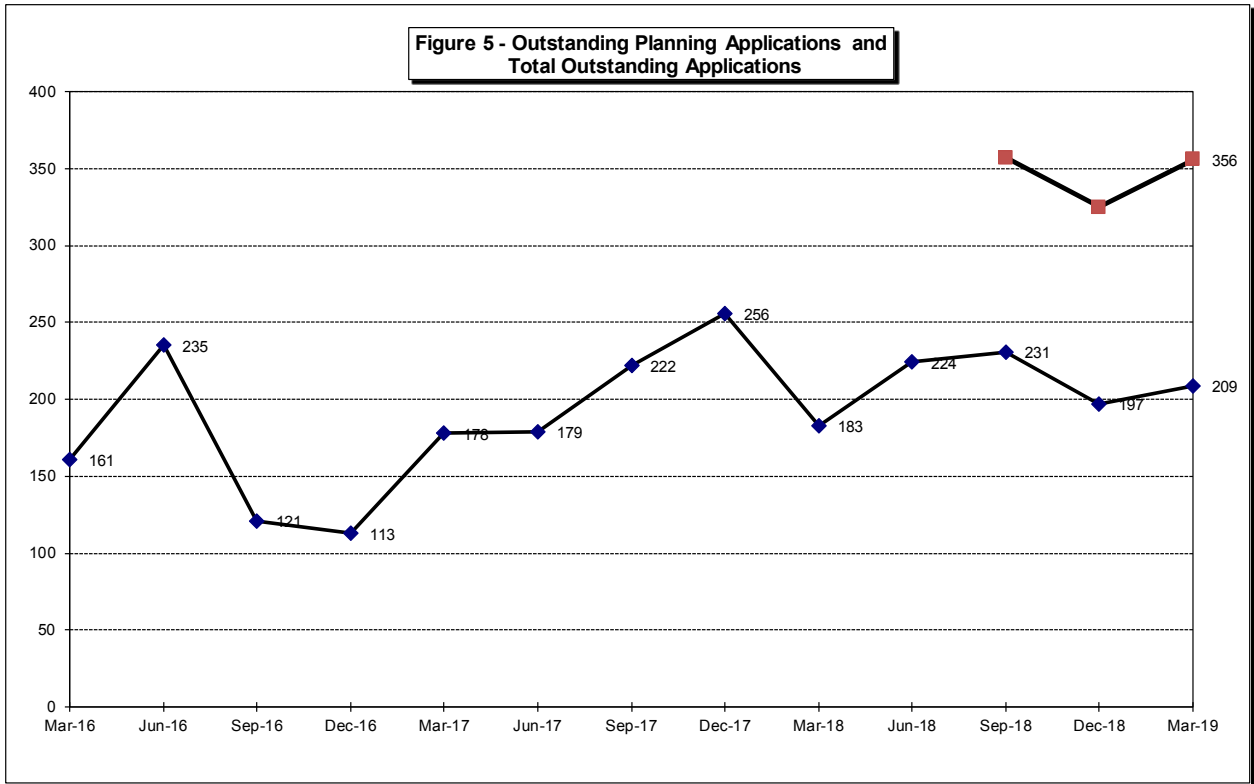
Enforcement

- No of complaints received – Categories 1, 2 and 3
- No of cases closed and on hand
- % cases resolved in 8 weeks

QUARTERLY DATA

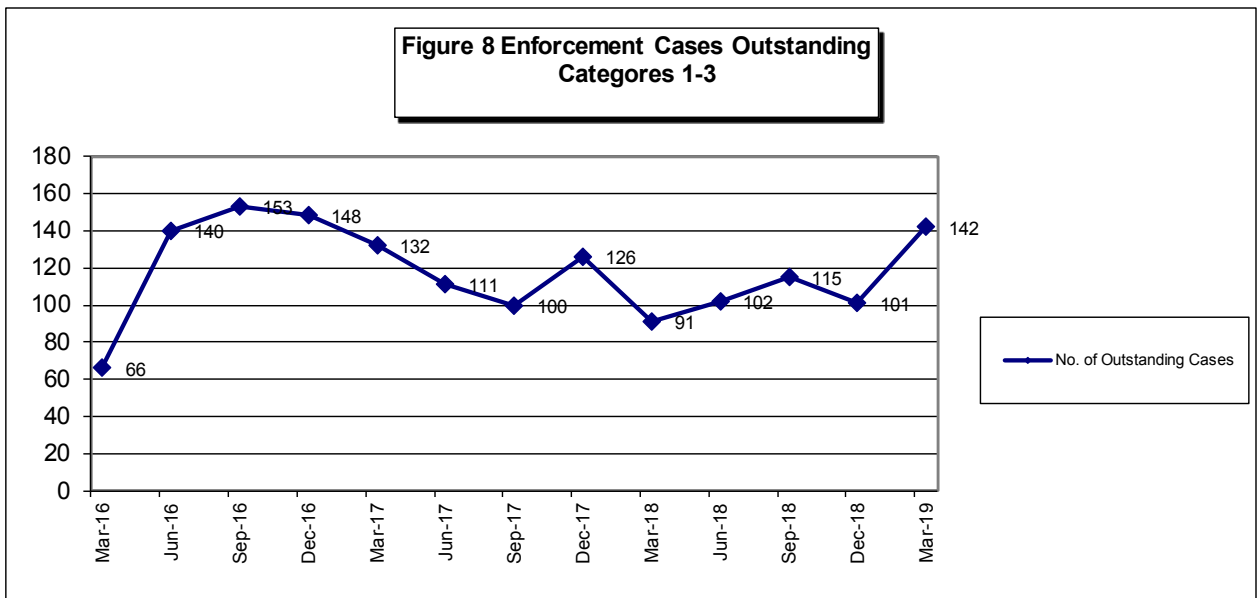
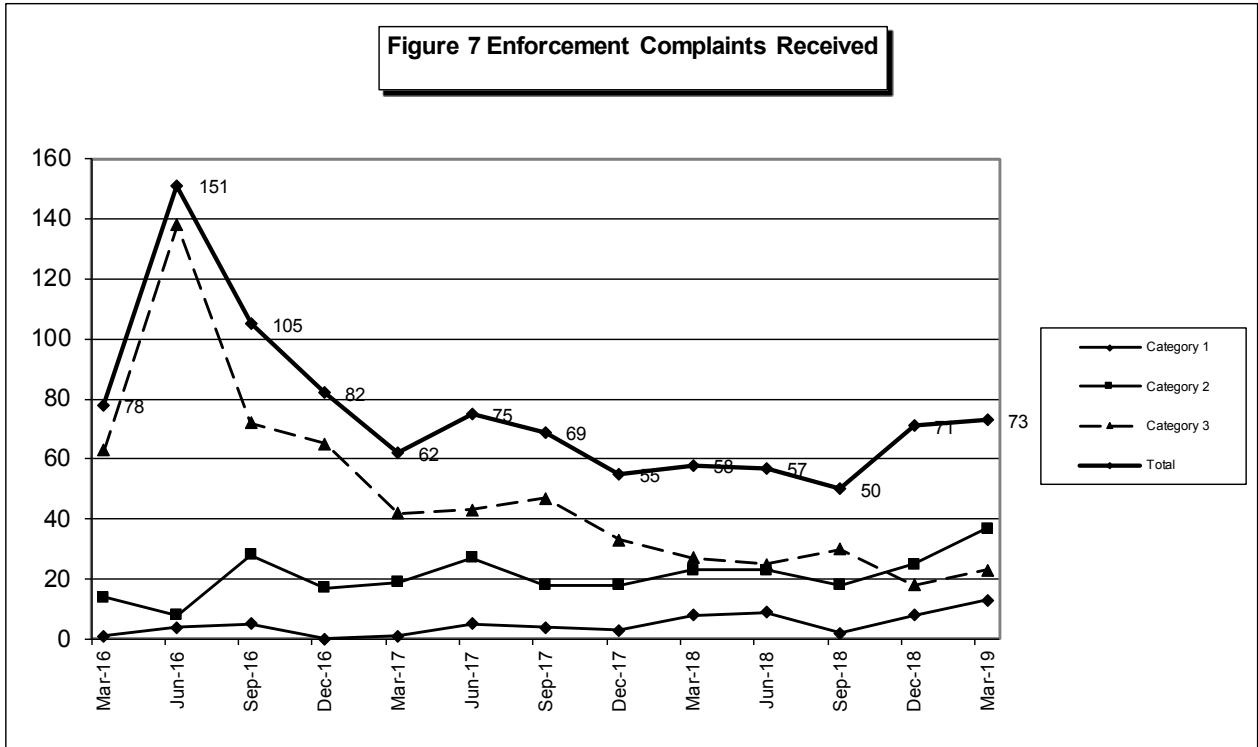




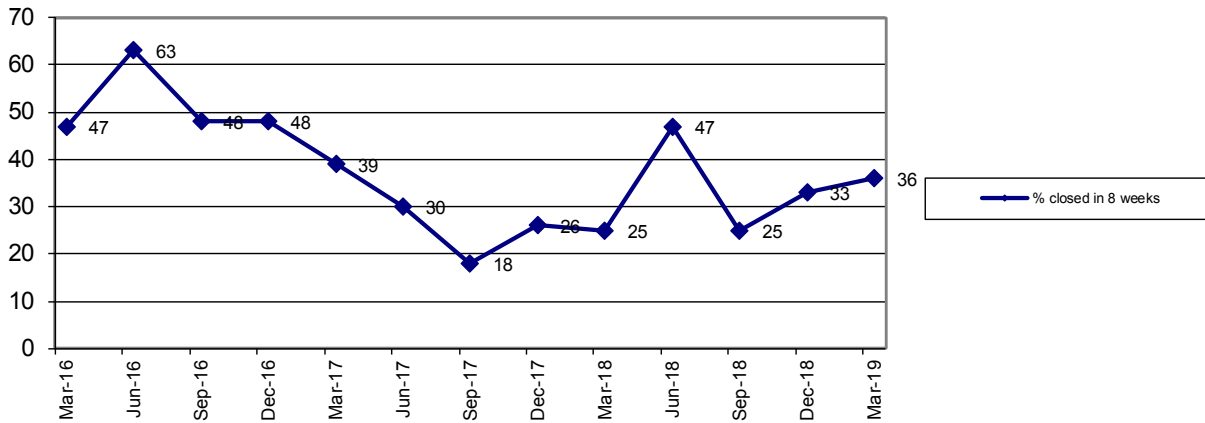


	Oct – Dec 2016	Jan-Mar 2017	Apr-June 2017	Jul-Sept 2017	Oct-Dec17	Jan-Mar 2017	Apr-Jun 18	Jul-sept 18	Oct-dec 18	Jan-Mar 19
No. of applications for costs	0	0	1	1	1	1	1	0	0	0
Successful applications	0	0	0	1	1	0	0	0	0	0

ENFORCEMENT



**Figure 9 % Enforcement cases closed in 8 weeks or less
Categories 1-3**



Definitions

Category 1 – high priority, any unauthorised development that causes immediate and irreparable harm in the locality, e.g., damage to a listed building, felling of protected trees.

Category 2 – medium priority, unauthorised development that causes some harm to the locality, but not to the extent that Category 1 applies, e.g., complaints relating to use of land for the storage of vehicles, erection of a domestic outbuilding, extension of a residential curtilage.

Category 3 - low priority, inconsequential breaches of planning control that cause little or no harm to the locality or local residents, e.g., the erection of fences or outbuildings within lawful domestic curtilages, minor variations from approved plans.

Performance monitoring: Key issues

- The number of applications received between January and March 2019 rose again at the beginning of the year. Decision periods for all applications are above the Council's targets again. The major applications % in 13 weeks/with an extension of time is back to 100% but this can be easily affected by the types of cases determined due to the low number of complex major applications the Council deals with.
- The number of outstanding applications monitored for government statistics and reported here is 209. The total number of applications dealt with, stood at 356 at the end of the quarter. This total number of applications outstanding, includes submissions for conditions, works to trees covered by TPOs, non-material amendments, consultations by other authorities and bodies. All of which can also take a significant amount of officer time. This number therefore gives a better indication of workload and applications outstanding.
- There were 10 appeal decisions in the quarter, 80% of which were dismissed.
- The number of new enforcement complaints has risen slightly over this quarter as has the number of outstanding cases. Many of these outstanding cases involve formal action and so cannot be closed quickly. Enforcement officers are also continuing to monitor many of the other cases.
- The enforcement cases reported here as being outstanding relate to those categorised as Category 1, 2 and 3. However, some cases cannot be closed completely and require on-going monitoring. So as well as the 142 outstanding Category 1-3 cases there are also currently cases which are subject to on-going monitoring. For instance this may apply to a use which may be intermittent or where a planning application has been submitted, following a decision the case will either be closed because there is no longer a breach or they will be re-categorised as Categories 2-3 and enforcement action will be progressed. This has the consequence of reducing the number of cases closed in 8 weeks but ensures that cases are followed up.

Government designation statistics

Members may recall that the government has recently set targets to monitor local authorities planning performance, whereby LPAs can now be designated for underperformance with regard to both major and non-major development as well as the quality of decisions.

The statistics for the 2018 designation period have recently been published.

For speed of decisions:

- **For applications for major development:**

Government Target : 60% decisions made between Jan 2017 to Dec 18 (2 year period) to be made within the statutory determination period or have an agreed extended period for decision.

DBC performance: 83% decisions were made within the statutory determination period or had an agreed extended period for decision

- **For applications for non-major development:**

Target: 70% made between Jan 2017 and Dec 2018 to be made with the statutory determination period or have an agreed extended period for decision.

DBC: 87.6% decisions were made within the statutory determination period or had an agreed extended period for decision

For quality of decisions:

- **Appeal decisions** for both major and non-major development are monitored for a 2 year period. If more than 10% of an authority's total decisions are overturned at appeal then the authority will be designated. The government's tables show the 24 month period Jan 2016 to Dec 2017 (which allows the period for the appeals to be determined following decisions):

DBC 1.9% major decisions were over-turned on appeal (i.e. allowed)
This breaks down to just 2 major development which went to appeal out of 52 major decisions made. Just 1 of these major developments was allowed

DBC 1.6% minor and other decisions were over-turned on appeal (i.e. allowed)

This is made up of 62 appeal decisions of which 19 were overturned.

The Council is therefore well within the targets set by government. However, it is worth noting that the major applications are the more sensitive applications subject to variation as the period for consideration on the larger major developments often necessarily extends beyond the 13 week statutory period and therefore meeting the targets is dependent upon officers being able to agree an extended time period for determination of the application. Officers will continue to maintain good working relationships with applicants in order to ensure that decisions are made within agreed timescales.