

 <p><b>Reigate &amp; Banstead</b> BOROUGH COUNCIL Banstead   Horley   Redhill   Reigate</p>	TO:	PLANNING COMMITTEE
	DATE:	31 July 2019
	REPORT OF:	HEAD OF PLANNING
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<b>AGENDA ITEM:</b>	12	WARD: All

<b>SUBJECT:</b>	<b>DEVELOPMENT MANAGEMENT Q1 PERFORMANCE</b>
<b>PURPOSE OF REPORT:</b>	To inform members of the 2019/20 Q1 Development Management performance against a range of indicators
<b>RECOMMENDATION:</b>	<b>To note the performance of Q1 of 2019/20</b>

Planning Committee has authority to note the above recommendation

## BACKGROUND

1. Development Management encompasses a wide range of planning activities including pre-application negotiations and engagement; decision making on planning applications through to compliance and enforcement.
2. It puts the Council's locally adopted development plan policies into action and seeks to achieve sustainable development.
3. It is a non-political, legislative system with all Development Management functions falling under the responsibility of the Planning Committee in the Council's Constitution. As such it is a non-Executive function falling outside the scope of the quarterly corporate performance reports that are presented to the Executive and Overview and Scrutiny Committee.
4. Development Management performance has always been monitored and reviewed in line with statutory and local targets with quarterly reports sent to the Department for Communities and Local Government. However, given that all functions of the Council as Local Planning Authority fall under the responsibility of the Planning Committee, the performance information has also been shared with the Planning Committee Chairman. This report enables the performance indicators to be noted by the Planning Committee itself.
5. This report is the first quarterly report of the 2019/20 municipal year and provides the quarterly performance at Table 1. Also provided at Table 2 is the requested performance measure, relating to the time taken in total days from receipt of a valid application to its registration.

## PERFORMANCE

	Performance measure	Target %	Overall 18/19	Q1 19/20
	<b>Applications determined (in 8/13 weeks or agreed ext of time)</b>			
1	Major applications	60%	98%	100%
2	Non-major applications	70%	90%	86%
3	Average days to decision	73	77	73
	<b>Appeals</b>			
4	Appeals Received	-	81	31
5	Major Appeals Decided	-	8	0
6	Major Appeals Dismissed	70%	4 (50%)	-
7	Non-major appeals Decided	-	52	16
8	Non-major appeals Dismissed	70%	34 (65%)	9 (56%)
	<b>Enforcement</b>			
9	Reported Breaches Received		406	87
10	Cases Closed		451	76
11	On hand at end of period		128	139
12	Cases over 6 months old (no notice)		28	32
13	Priority 1 Enforcement cases investigated within 24 hours	100%	100%	100%
	<b>Application Workload</b>			
14	On hand at beginning		345	369
15	Received		1366	343
16	Determined		1302	335
17	On hand at end of period		372	366

**Table 1 - Development Management performance**

Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
8	6.2	5.8	2.3	2.9	2.6	3.8	5.3	7.1	10	3.2	2.4	4.2	3.9	2.6

**Table 2 – Time taken from receipt to registration (days)**

## Planning applications

- The Town and Country Planning Development Management Procedure Order 2015 sets the statutory period for the determination of planning applications at 8 weeks for non-major applications and 13 weeks for major applications (10+ dwellings or 1,000+ sqm floorspace). This statutory period is relaxed where an extension of time is agreed between the applicant and local planning authority. In order to monitor the performance of local planning authorities, the Government sets targets for the determination of major and non-major planning applications within the statutory period or agreed extension of time. For major developments, this target is 60% and for non-major developments it is 70%.
- In this Quarter 100% of major applications were determined within the statutory period or within agreed extension of time and 86% of non-major applications. This compares favourably against the Government and local performance

targets and also the national average.

8. The average days to decision for Q1 was 73 days, matching the target indicator. All performance indicators relating to determination of planning applications were therefore met.

### Planning appeals

9. 31 appeals were received in the quarter, compared to 81 for the whole of 2018/19. An appeal is considered to be 'received' when the official start letter is received from the Planning Inspectorate. This can be several months after the appeal submission by the applicant, whilst the Inspectorate's registration checks are undertaken and an Inspector allocated. The high number for the quarter is therefore not considered to be reflective of a wider trend towards higher numbers of appeal submissions, but the result of efforts by the Inspectorate to overcome backlogs and get appeals started.

10. Alongside the Government performance measure based on speed of determination of planning applications, is the other performance criteria set for local planning authorities aimed at assessing the 'quality' of decision making. This is measured as a percentage of total applications which result in an appeal allowed, broken down between major and non-major development proposals. The relevant target for both types of application is that not more than 10% of applications should be allowed at appeal.

For example –

If 100 major applications are determined by the authority over the qualifying two-year period and 9 are allowed at appeal that would result in a figure of 9% which is acceptable. However, if 100 major applications were determined and 11 of these ended up being appealed and the appeals allowed, this would result in a figure of 11% which fails the 10% target.

The assessment is made over a 2-year period. The period concluding 31st December 2018 has now ended and we are entering the next period which will conclude 31<sup>st</sup> December 2019 and consider appeals determined between 31<sup>st</sup> December 2017 and 31<sup>st</sup> December 2019, so factoring those received in the last year. This Borough generally determines between 35 and 40 major applications each year and therefore 8 or more allowed in the two year period would likely result in the target being missed and poorly performing designation.

11. As previously reported, 4 major appeals were allowed in the first two quarters of 2018/19 and so will roll forward and continue to be counted in the assessment at end of December 2019. It is pleasing to report that there were no major appeals allowed in either of the two previous quarters or this latest quarter (with no major appeal decisions received).
12. 16 non-major appeals were determined in the quarter of which 9 were dismissed. Of the 7 allowed, two were applications that had been determined at the Planning Committee: Mount Pleasant, Coppice Lane, Reigate and 2 Blandford Road, Reigate.
13. The figure of 56% non-major appeals dismissed is below target and below the baseline set last year.

## **Planning Enforcement**

14. The enforcement performance statistics for Quarter 4 show a slight increase in the number of enforcement cases on hand and over six months albeit the target measure is being met and performance is generally being maintained.

## **Registration/Other**

15. Table 2 shows that performance in the time taken from receipt to registration of new applications has remained good. The slightly high figure for April is reflective of the Easter weekend office closure and in May reflective of a couple of days when new registrations could not occur due to changes to systems and processes necessary as a result of the changes to the ward boundaries.
16. The number of planning applications received in the quarter was 343 which is lower than recent years, potentially indicative of a slowdown in the construction sector. This has helped bring down the number of applications on hand at the end of the period.