

 <p>Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate</p>	TO:	PLANNING COMMITTEE
	DATE:	26 July 2017
	REPORT OF:	HEAD OF PLANNING AND PLACES
	AUTHORS:	Andrew Benson
	TELEPHONE:	01737 276175
	EMAIL:	Andrew.benson@reigate-banstead.gov.uk
AGENDA ITEM:	10	WARD: All

SUBJECT:	DEVELOPMENT MANAGEMENT Q3 PERFORMANCE
PURPOSE OF REPORT:	To inform members of the Q1 Development Management performance against a range of indicators
RECOMMENDATION:	To note the performance of Q1 of 2017/18

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, quasi-judicial 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 2017/18 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 %	2016/17	Q1
	Applications determined (in 8/13 weeks or agreed ext of time)			
1	Major applications	60%	90%	67%
2	Minor applications	65%	78%	87%
3	Other applications	80%	87%	91%
4	Householder applications	85%	86%	92%
5	Average days to decision	73	76	72
	Appeals			
6	Appeals Received	-	118	14
7	Appeals Decided	-	110	28
8	Appeals Allowed	30%	34.5%	15%
	Enforcement			
9	Reported Breaches Received		679	136
10	Cases Closed		698	154
11	On hand at end of period		154	153
12	Cases over 6 months old (no notice)		27	29
	Application Workload			
13	On hand at beginning		409	409
14	Received		1634	393
15	Determined		1659	460
16	On hand at end of period		337	323

Table 1 - Development Management performance

May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
14.4	13.2	12.9	10.7	9.8	10.2	12	13.8	15	14.7	15.8	16.6	10.8	5.7

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

6. All performance targets (reflecting the Government's own targets) for the determination of all types of planning applications are met or exceeded. The average days to decision has been brought down to 72, so exceeding the local target of 73.
7. 28 appeal decisions have been received so far this quarter with 85% of these being dismissed (15% allowed).
8. It is pleasing to report the higher number of enforcement cases closed than received and the relatively low number of older (over 6 month cases).
9. Similarly a far higher number of planning applications was determined than received during the quarter. This together with the average days to decision is partly attributable to the end of the administration backlog.
10. Table 2 provides the performance measure as requested by Members, to report how long in total days applications have taken on average from receipt to registration (if valid on receipt) across a number of months. It shows applications

are now registered within a week of receipt by the Council which is pleasing and compares well to other Surrey authorities and the nationwide picture. Work is ongoing to ensure this speed of registration is maintained.

11. When the annual performance was reported to Committee, comment was received regarding the time taken for contributor responses to be posted online. Whilst online submissions are immediate, it can take up to 5 working days to post responses received by other means due to the processes involved. A report is being looked into to report this as a performance measure although, as always, any instances of delay beyond this should be reported to the Development Manager to look into and respond.

Planning Committee
26 July 2017

Agenda Item: 10
DM Performance Q1 2017/18