

 <p>Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate</p>	TO:	PLANNING COMMITTEE
	DATE:	1 NOVEMBER 2017
	REPORT OF:	HEAD OF PLANNING AND PLACES
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AGENDA ITEM:	WARD:	All

SUBJECT:	DEVELOPMENT MANAGEMENT Q2 PERFORMANCE
PURPOSE OF REPORT:	To inform members of the Q2 Development Management performance against a range of indicators
RECOMMENDATION:	To note the performance of Q2 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 second 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	Q2
	Applications determined (in 8/13 weeks or agreed ext of time)				
1	Major applications	60%	90%	67%	82%
2	Minor applications	65%	78%	87%	91%
3	Other applications	80%	87%	91%	90%
4	Householder applications	85%	86%	92%	92%
5	Average days to decision	73	76	72	67
	Appeals				
6	Appeals Received	-	118	14	27
7	Appeals Decided	-	110	28	21
8	Appeals Allowed	30%	34.5%	15%	29%
	Enforcement				
9	Reported Breaches Received		679	136	126
10	Cases Closed		698	154	105
11	On hand at end of period		154	153	188
12	Cases over 6 months old (no notice)		27	29	28
	Application Workload				
13	On hand at beginning		409	409	338
14	Received		1634	393	335
15	Determined		1659	460	354
16	On hand at end of period		337	323	306

Table 1 - Development Management performance

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
15	14.7	15.8	16.6	10.8	5.7	5.4	4.9	5.3

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 67, so bettering the local target of 73 days.
7. 27 appeal decisions have been received this quarter with 71% of these being dismissed (29% allowed).
8. A key temporary contract Officer in the planning enforcement team ended their contract at the start of the quarter. Although a replacement contractor was recruited, this did affect the number of enforcement cases closed. An additional recruit was appointed on 25th October with permanent post advertised to help ensure there is no ongoing dip in performance.
9. A 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 and has led to the total number of applications on hand coming down further.

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 being registered on a consistent basis 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. A channel shift in this and other areas, particularly around encouraging representations to be made online, would help free resources within the team to maintain or improve performance in registration and other administrative tasks.