

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:		PLANNING COMMITTEE
	DATE:		1 August 2018
	REPORT OF:		HEAD OF PLANNING AND PLACES
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AGENDA ITEM:	11	WARD:	All

SUBJECT:	DEVELOPMENT MANAGEMENT Q1 PERFORMANCE
PURPOSE OF REPORT:	To inform members of the 2018/19 Q1 Development Management performance against a range of indicators
RECOMMENDATION:	To note the performance of Q1 of 2018/19

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 %	16/17	17/18	Q1 18/19
	Applications determined (in 8/13 weeks or agreed ext of time)				
1	Major applications	60%	90%	84%	100%
2	Non-major applications	65%	78%	88%	95%
3	Average days to decision	73	76	69	73
	Appeals				
4	Appeals Received	-	118	70	15
5	Major Appeals Decided	-	110	84	1
6	Major Appeals Allowed	30%	34.5%	29%	100%
7	Non-major appeals Decided	-			18
8	Non-major appeals Allowed	30%	34.5%	29%	56%
	Enforcement				
7	Reported Breaches Received		679	487	115
8	Cases Closed		698	482	111
9	On hand at end of period		154	167	165
10	Cases over 6 months old (no notice)		27	27	23
11	Priority 1 Enforcement cases investigates within 24 hours	100%	100%	100%	100%
	Application Workload				
12	On hand at beginning		409	407	345
13	Received		1634	1526	381
14	Determined		1659	1544	360
15	On hand at end of period		337	329	353

Table 1 - Development Management performance

Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
15.8	16.6	10.8	5.7	5.4	4.9	5.3	7.3	6.5	6.5	7.8	6.0	5.6	8	6.2	5.8

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

Planning applications

- All performance targets (reflecting the Government's own targets and against which local planning authorities can be deemed 'poorly performing') for the determination of both major and non-major planning applications are met or exceeded with very high performance levels for determination of both types.
- The average days to decision for Q1 met the target of 73 days.

Planning appeals

- 19 appeals were determined in the quarter; 1 major and 18 non-majors. The major appeal (41 and 43 Doods Park Road, Reigate) was allowed giving a figure of 100% major appeals allowed. Therefore whilst this fails to meet the target, it is skewed by the number of major appeals to report against.

9. 10 of the 18 (56%) non-major appeals determined within the quarter were allowed. This again fails to meet the target of 30% but it can fluctuate from quarter-to-quarter and it is expected that it will even out across the year. 4 of these were applications determined by the Planning Committee of which 3 were allowed and 1 was dismissed. Costs were also awarded against the Council in one of these cases.

Planning Enforcement

10. The number of cases over 6 months old is lower than recently due to the closure of some older cases and robust case management. Following the approval by the Planning Committee of the Local Enforcement Plan the new performance measure introduced to assess the percentage of highest priority (1) enforcement cases investigated within 24 hours is reported and again met at 100%.
11. The government has reported its national statistics for planning enforcement which again show that Reigate and Banstead issued more enforcement notices (jointly with Guildford and Mole Valley at 14) in 2017/18 than any other Surrey Authority and was within the top 20 of the 200 District Authorities for number of enforcement notices served. This was also the case in the preceding year and reflects not just the number of breaches occurring but also the high priority given to enforcing against these within the organisation.

Registration/Other

12. 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.