

 <p><b>Reigate &amp; Banstead</b> BOROUGH COUNCIL Banstead   Horley   Redhill   Reigate</p>	TO:	PLANNING COMMITTEE
	DATE:	17 April 2019
	REPORT OF:	HEAD OF PLANNING
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<b>AGENDA ITEM:</b>	14	WARD: All

<b>SUBJECT:</b>	<b>DEVELOPMENT MANAGEMENT Q4 PERFORMANCE</b>
<b>PURPOSE OF REPORT:</b>	To inform members of the 2018/19 Q4 Development Management performance against a range of indicators
<b>RECOMMENDATION:</b>	<b>To note the performance of Q4 of 2018/19</b>

Planning Committee has authority to note the above recommendation
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## 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 fourth quarterly report of the 2018/19 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 %	Q1 18/19	Q2 18/19	Q3 18/19	Q4 18/19	Overall 18/19
	<b>Applications determined (in 8/13 weeks or agreed ext of time)</b>						
1	Major applications	60%	100%	90%	100%	100%	98%
2	Non-major applications	70%	95%	91%	90%	86%	90%
3	Average days to decision	73	73	82	76	77	77
	<b>Appeals</b>						
4	Appeals Received	-	15	37	7	12	81
5	Major Appeals Decided	-	1	3	3	1	8
6	Major Appeals Dismissed	70%	0 0%	0 0%	3 (100%)	1 (100%)	4 (50%)
7	Non-major appeals Decided	-	14	10	19	9	52
8	Non-major appeals Dismissed	70%	7 50%	5 50%	14 (74%)	8 (100%)	34 (65%)
	<b>Enforcement</b>						
7	Reported Breaches Received		115	118	97	76	406
8	Cases Closed		111	135	114	91	451
9	On hand at end of period		165	147	139	128	128
10	Cases over 6 months old (no notice)		23	25	33	28	28
11	Priority 1 Enforcement cases investigated within 24 hours	100%	100%	100%	100%	100%	100%
	<b>Application Workload</b>						
12	On hand at beginning		345	353	305	310	345
13	Received		381	309	313	370	1366
14	Determined		360	343	297	303	1302
15	On hand at end of period		353	305	310	372	372

**Table 1 - Development Management performance**

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
7.8	6.0	5.6	8	6.2	5.8	2.3	2.9	2.6	3.8	5.3	7.1	10	3.2	2.4

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

**Planning applications**

6. 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%. This Council's local performance target is slightly different at 60% and 65% respectively.
7. In this Quarter 100% of major applications were determined within the statutory period or within agreed extension of time and 86% of non-major. For the year as

a whole this figure is 98% of majors and 90% of non-majors within target. This compares favourably against the Government and local performance targets and also the national average.

8. The average days to decision for Q4 and the year as a whole was 77 days, exceeding the target of 73 days. However, this partly reflects the increased use of extensions of time to secure better schemes, and amend applications to make them acceptable where appropriate.

### **Planning appeals**

9. 12 appeals were submitted in the last quarter bringing the number to 81 for the year as a whole.
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 31st December 2019 and consider appeals determined between 31st December 2017 and 31st December 2019, so factoring those received in the last year. This Borough generally determines between 70 and 80 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 the either of the two previous quarters.
12. 9 non-major appeals were determined in the last quarter of which 8 were dismissed. The only one to be allowed was also the only one considered at the Planning Committee, that being 77-81 Bell Street, Reigate.
13. The figure of 65% non-major appeals dismissed is broadly in line with the local target and the national average.

### **Planning Enforcement**

14. The enforcement performance statistics for Quarter 4 show a reduction in the number of enforcement breaches reported which together with a higher number of cases closed has led to the number of open cases being brought down.

### **Registration/Other**

15. Table 2 shows that the time taken from receipt to registration of new applications peaked in January due to a combination of Christmas holidays and office closure as well as the team not being fully staffed. Since then the time taken has been reduced dramatically to 3.2 days in March and 2.4 days in February, reflecting the full staffing of the Support Team following a successful recruitment exercise.
16. The number of planning applications received in the year was 1366 compared to 1526 in 2017/18 and a 10-year high of 1704 in 2016-17. There has however been a relatively constant number of major applications in each of these years, maintaining fee income, with the reduction being in the number of householder applications. It is likely that part of the reason for this will be the increased use of extensions of time to improve schemes and make them acceptable, avoiding refusals which then result in re-submissions, which are exempt from a further application fee.