

 <p>Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate</p>	TO:	PLANNING COMMITTEE
	DATE:	18 April 2018
	REPORT OF:	HEAD OF PLANNING AND PLACES
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AGENDA ITEM:	9	WARD: All

SUBJECT:	DEVELOPMENT MANAGEMENT Q4 PERFORMANCE
PURPOSE OF REPORT:	To inform members of the Q4 and annual 2017/18 Development Management performance against a range of indicators
RECOMMENDATION:	To note the performance of Q4 and whole year 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 final quarterly report of the 2017/18 municipal year and provides both the fourth quarter and year-whole 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	Q1	Q2	Q3	Q4	17/18
	Applications determined (in 8/13 weeks or agreed ext of time)							
1	Major applications	60%	90%	67%	82%	89%	100%	84%
2	Minor applications	65%	78%	87%	91%	88%	88%	88%
3	Other applications	80%	87%	91%	90%	93%	90%	91%
4	Householder applications	85%	86%	92%	92%	94%	89%	90%
5	Average days to decision	73	76	72	67	67	77	69
	Appeals							
6	Appeals Received	-	118	14	27	12	18	70
7	Appeals Decided	-	110	28	21	23	11	84
8	Appeals Allowed	30%	34.5%	15%	29%	30%	36%	29%
	Enforcement							
9	Reported Breaches Received		679	136	126	118	119	487
10	Cases Closed		698	154	105	117	143	482
11	On hand at end of period		154	153	188	179	167	167
12	Cases over 6 months old (no notice)		27	29	28	29	27	27
13	Priority 1 Enforcement cases investigates within 24 hours	100%	100%	100%	100%	100%	100%	100%
	Application Workload							
14	On hand at beginning		409	409	338	326	315	407
15	Received		1634	393	335	394	371	1526
16	Determined		1659	460	354	382	349	1544
17	On hand at end of period		337	323	306	322	329	329

Table 1 - Development Management performance

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
15	14.7	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

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

6. All performance targets (reflecting the Government's own targets and against which local planning authorities can be deemed 'poorly performing') for the determination of all types of planning applications are met or exceeded.
7. For minor, other and householder applications the percentage determined within time not only exceeded the target but also improved upon last year's performance. Major applications, whilst not bettering last year's performance, were still far above target and so are reported positively.
8. The average days to decision for Q4 is higher than Q3 reflecting the fact that a large number of these applications were submitted just before or in consideration over the Christmas break. Overall, for 2017/18 as a whole the average days to decision was 69, so meeting the target of 73 and bettering last year's performance of 76.

9. 84 appeals were determined across the year with 29% being allowed (71% dismissed). This therefore meets the target of 30% and reflects a healthy balance of decision making. Appeals dismissed figures that are significantly above or below 30% tend to indicate that the authority is either being too generous or too stringent in its decision making. Unfortunately the Planning Inspectorate continues to experience delays in their determination of appeals with current timescales of 24 weeks for written representations to be determined; 36 weeks for hearings and nearly a year for public inquiries.
10. Enforcement breaches are reported lower for the year than 2016/17. This is considered to be primarily due to a reporting change whereby solicitors enquiries were previously captured for data recording purposes (and reported as planning breaches as a result) but have since been transferred to Land Charges. Following the approval by the Planning Committee of the Local Enforcement Plan last month, a new performance measure has been introduced to assess the percentage of highest priority (1) enforcement cases investigated within 24 hours. This is met across the board at 100%. Finally it should be noted that, whilst the number of enforcement cases over 6 months old remains steady at between 27 and 29 cases across the year, these are not the same cases but reflects the fact that there is a general, healthy, turnover of cases completed.
11. 2016/17 year saw the highest number of planning applications received for ten years at 1634. This has dropped over the past year to 1534, which is still high compared to averages over recent years but is not of the same magnitude as last year.
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. Although January was higher, again due to the Christmas and New Year delay, it is reassuring to report that the time has again dropped in February and again in March.