

Report for Information

Report to	Planning Applications Committee 23 August 2012 (deferred from 19 July 2012)	Item 6
Report of	Head of Planning Services	
Subject	Performance of the Development Management Service, April -June 2012 (Quarter 1, 2012-13)	

Purpose

To report the performance of the development management service to members of the committee.

Recommendations

That the report be noted.

Financial Consequences

The financial consequences of this report are none.

Strategic Priority and Outcome/Service Priorities

The report helps to meet the strategic priority “Strong and prosperous city – working to improve quality of life for residents, visitors and those who work in the city now and in the future” and the implementation of the planning improvement plan.

Contact Officers

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Background Documents

None.

Report

Background

1. On 31 July 2008 Planning Applications Committee considered a report regarding the improved working of the Committee which included a number of suggested changes to the way the Committee operates. In particular it suggested performance of the development management service be reported to the Committee and that feedback from members of the Committee be obtained.

Performance of the development management service

2. Table 1 of the appendix provides a summary of performance indicators for the development management service. The speed of determining applications is National Indicator 157. Table 2 shows the numbers received, pending and on hand at the end of the quarter.
3. The National Performance Indicators (NI157) achieved in the first quarter of 2012-13 were 77.7% for major schemes, 81.5% for minors and 86.4% for others. All were within four percentage points of targets. The majors (defined as over 10 dwellings or 1,000 sq. m. of floorspace) figure relates to a few cases (ten in total). Many of these cases are proving to be difficult to resolve with considerable periods of time spent negotiating s.106 agreements and undertaking viability assessments due to the current state of the housing market and the economy generally. The “minors” and “others” figures increased over the previous quarter and were well above minimum targets set by the previous government (set at 65% and 80% respectively).
4. .Prospects for the higher performance levels for major schemes remain difficult due to the state of the housing market and the time spent undertaking viability work. Increasingly, in the future, this work will be undertaken prior to formal submission so that, in the medium term, this headline figure may rise to former levels. NI157 is a lagging indicator and action taken to address performance necessarily takes time to work through in the outturn figures.
5. The number of pending applications is high and is largely based on the much higher number of incoming applications and which was the highest for four years. The total numbers of decisions recorded by the NI157 indicator was 246, about 60% higher than the previous quarter, and the highest quarterly total for four years. However this does not comprise the full workload of the team as 186 written informal enquiries were also processed as well as 41 applications for condition discharges which are not recorded in the NI157 indicator.
6. The Planning Applications Committee met on 4 occasions over this quarter and determined 23 applications, all but one of which were determined in accordance with officer recommendation. Planning permission for the change of use of 39 Elm Hill was refused permission contrary to recommendation
8. The percentage of decisions delegated to officers for the quarter was 92.3% (previous quarter 88.3%).

APPENDIX

Table 1

Speed of determination of planning applications recorded by National Indicator 157

	2008 - 2009	2009 - 2010	2010 - 2011					2011 - 2012					2012 - 2013				
	Year	Year	Q1	Q2	Q3	Q4	Year	Q1	Q2	Q3	Q4	Year	Q1	Q2	Q3	Q4	Year
Major % 13 wks	37%	72.5%	70%	100%	88.9%	44.4%	75.7%	75%	20%	71.4%	30%	52.9%	77.7%				
Minor % 8 wks	75%	88.4%	81.7%	89.0%	87.8%	51.9%	78.9%	50%	64.3%	83.1%	74.5%	67.2%	81.5%				
Others % 8 wks	80%	90.3%	93.6%	94.3%	93.9%	73.1%	89.6%	70%	78.3%	90.08%	88.5%	81.6%	86.4%				

Table 2**Numbers of planning applications recorded by National Indicator 157**

	2009 - 2010				2010 - 2011				2011 - 2012				2012-13			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Received	185	211	188	196	212	222	197	255	184	245	176	221	262			
Withdrawn/called in	14	14	16	9	15	11	19	15	9	21	10	8	17			
On hand (pending) at end of quarter	155	143	129	144	144	132	136	206	169	160	119	179	178			
Decisions	180	209	185	172	197	222	174	169	212	232	203	157	246			