

## Report for Information

<b>Report to</b>	Planning Applications Committee 31 May 2012	<b>Item</b> <b>7</b>
<b>Report of</b>	Head of Planning Services	
<b>Subject</b>	Performance of the Development Management Service, January-March 2012 (Quarter 4, 2011-12)	

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### 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 of "City of Character and Culture" via the management of development of the city the city through effective planning and conservation management.

### 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 final quarter of 2011-12 were 30% for major schemes, 74.5% for minors and 88.5% for others. 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 declined over the previous quarter but were well above minimum targets set by the previous government (set at 65% and 80% respectively).
4. From the very high performance levels in the 3<sup>rd</sup> quarter of 2010-11 (Oct – Dec 2010) there was a significant drop in the early part of 2011 and measures were taken to re-organise staffing levels. This was previously identified as providing the right level of resources to secure top quartile service standards by quarter 3 (Oct-Dec 11).
5. Performance improved significantly in the third quarter with majors and others falling within 2 percentage points either side of the target levels. Prospects for the previous high 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.
6. The number of pending applications is rapidly increasing and the figure is at it's highest for 12 months. This is partly based on the much higher number of incoming applications towards the end of the last quarter and partly because applications are being pushed through the system more slowly than quarter 3. The number of applications received and valid in March (90 in total) was the highest monthly figure for twelve months The total numbers of decisions recorded by the NI157 indicator was 203 (plus 10 withdrawals). However this does not comprise the full workload of the team as large numbers of Informal Enquiries were also processed as well as applications for condition discharges

which are not recorded in the NI157 indicator.

7. The Planning Applications Committee met on 4 occasions over this quarter and determined 19 applications, all but one of which were determined in accordance with officer recommendation. Conservation Area Consent for the demolition of the St Saviours public conveniences was refused permission contrary to recommendation
8. The percentage of decisions delegated to officers for the quarter was 88.3% (previous quarter 95%).

# APPENDIX

**Table 1 –  
Speed of determination of planning applications recorded by National Indicator 157**

	2088 - 2009	2009 - 2010					2010 - 2011					2011 - 2012				
	Year	Q1	Q2	Q3	Q4	Year	Q1	Q2	Q3	Q4	Year	Q1	Q2	Q3	Q4	Year
<b>Major</b> % 13 wks	<b>37%</b>	54%	90%	70%	86%	<b>72.5%</b>	70%	100%	88.9%	44.4%	<b>75.7%</b>	75%	20%	71.4%	30%	<b>52.9%</b>
<b>Minor</b> % 8 wks	<b>75%</b>	90%	85%	81%	98%	<b>88.4%</b>	81.7%	89.0%	87.8%	51.9%	<b>78.9%</b>	50%	64.3%	83.1%	74.5%	<b>67.2%</b>
<b>Others</b> % 8 wks	<b>80%</b>	92%	91%	90%	89%	<b>90.3%</b>	93.6%	94.3%	93.9%	73.1%	<b>89.6%</b>	70%	78.3%	90.8%	88.5%	<b>81.6%</b>

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

	2008 - 2009				2009 - 2010				2010 - 2011				2011 - 2012			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Received	302	250	199	222	185	211	188	196	212	222	197	255	184	245	176	213
Withdrawn/called in	21	29	24	22	14	14	16	9	15	11	19	15	9	21	10	8
On hand (pending) at end of quarter	229	228	193	166	155	143	129	144	144	132	136	206	169	160	119	172
Decisions	306	222	210	225	180	209	185	172	197	222	174	169	212	232	203	157