

**BABERGH DISTRICT COUNCIL**

**FROM:** Chief Planning Control Officer

**REPORT NUMBER:** **G196**

**TO:** Development Committee

**DATE OF MEETING:** 6 February 2008

**PLANNING PERFORMANCE**

1. **PURPOSE OF REPORT**

1.1 This report provides an overview of the number of planning applications and appeals currently being considered by the Planning Control Section and an indication of performance against Government indicators.

2. **RECOMMENDATION**

2.1 That the information contained within this report be noted.

3. **FINANCIAL IMPLICATIONS**

3.1 There are no direct financial implications anticipated.

4. **RISK MANAGEMENT**

4.1 There are no significant risks anticipated.

5. **KEY INFORMATION**

5.1 This quarterly report shows the performance of the Planning Control Service against BVPI 109: The Determination of Planning Applications and BVPI 204: Planning Appeals.

5.2 Current Government performance indicators require all local planning authorities to determine:

- 60% of major applications (these include residential proposals for 10 or more dwellings or 1000 square metres of commercial floor space) within a period of 13 weeks;
- 65% of minor residential and commercial applications (which include proposals for up to 9 dwellings) within a period of 8 weeks; and
- 80% of other applications (which are mainly householder and other smaller applications) within a period of 8 weeks.

5.3 Local planning authorities are also required to monitor the number of appeals allowed against the authority's decision to refuse planning applications, as a percentage of the total number of appeals against the refusal of planning applications. This indicator seeks to establish whether local planning authorities are refusing more applications in order to meet development control performance targets. An acceptable threshold is deemed to be 30%.

**Applications Received and Determined**

5.4 Table 1 provides an overview of the number of planning applications that were on hand at the beginning of the last four quarters, the number that were received during the quarter, withdrawn, on hand at the end of the quarter, and actually determined. It also provides details of the number of applications that were determined in accordance with the scheme of delegation expressed as a percentage of all decisions.

<b>TABLE 1</b>	<b>01.01.07 to 31.03.07</b>	<b>01.04.07 to 30.06.07</b>	<b>01.07.07 to 30.09.07</b>	<b>01.10.07 to 31.12.07</b>
Number of applications on hand at beginning of quarter.	305	409	397	381
Number of applications received during quarter	468	411	439	418
Number of applications withdrawn	25	21	44	36
Number of applications on hand at end of quarter.	409	388	389	379
Number of applications determined during quarter	339	411	403	384
Percentage of delegated decisions	84.4	89.3	92.1	92.7

Source: General Development Control PS1 Return

**Performance Against Target**

5.5 Table 2a shows the number of planning applications that were determined during the last four quarters in each of the three categories defined by BVPI 109. Table 2b shows how many of these planning applications were determined within the prescribed period as a percentage of all decisions within the relevant category.

<b>TABLE 2A</b>	<b>01.01.07 to 31.03.07</b>	<b>01.04.07 to 30.06.07</b>	<b>01.07.07 to 30.09.07</b>	<b>01.10.07 to 31.12.07</b>
Total number of <b>MAJOR</b> applications determined	6	6	15	13
Total number of <b>MINOR</b> applications determined	84	93	94	77
Total number of <b>OTHER</b> applications determined	245	305	292	288
Miscellaneous decisions not included above	4	5	2	6
Total number of applications determined during quarter	339	411	403	384

Source: General Development Control PS2 Return

<b>TABLE 2B</b>	<b>01.01.07 to 31.03.07</b>	<b>01.04.07 to 30.06.07</b>	<b>01.07.07 to 30.09.07</b>	<b>01.10.07 to 31.12.07</b>
Percentage of <b>MAJOR</b> applications determined on time	66.7	66.7	86.7	53.9
Percentage of <b>MINOR</b> applications determined on time	48.8	58.0	59.6	61.0
Percentage of <b>OTHER</b> applications determined on time	79.9	75.5	68.0	79.3

Source: General Development Control PS2 Return

- 5.6 Since the beginning of the financial year the average time taken to determine applications expressed as a percentage has been:

Major Applications	70.6%
Minor Applications	59.8%
Other Applications	74.2%

This represents a decline of 7.7% in the Major application category in comparison with the average for the preceding two quarters, but an improvement nearly 1% in the Minor category, and 2.6 % in the Other category over the same time period.

### **Planning Fees**

- 5.7 Table 3 provides details of the income received from fee generating applications over the last four quarters against the projected income for the quarter.

<b>TABLE 3</b>	<b>01.01.07 to 31.03.07</b>	<b>01.04.07 to 30.06.07</b>	<b>01.07.07 to 30.09.07</b>	<b>01.10.07 to 31.12.07</b>
Number of fee applications received	394	364	384	320
Fees received	89,175	107,009	88,090	91,780
Projected fee income	106,750	103,500	103,500	103,500
Out turn	(17,575)	3,509	(15,410)	(11,720)

Source: Departmental Records

- 5.8 As will be noted the income received from planning application fees during the last quarter has been £11,720 less than expected. The income received since the beginning of the financial year amounts to £286,879 against an anticipated income of £310,500. This represents a shortfall of £23,621 for the year to date. Fee income is monitored regularly and a least one application is anticipated before the end of the financial year for a large-scale residential scheme that may off-set this amount.

5.9 There are proposals by Government to increase planning fees in the new financial year that are likely to involve:

- a fee increase of 11% (that is £15) for householder applications,
- an overall 25% increase for other fees,
- a new maximum fee of £250,000 (or £125,000 for an outline application), and,
- a new fee of £85 for 'requests for confirmation that a planning condition has been fulfilled'.

Examples

	<b>Current Fee</b>	<b>Proposed Fee</b>
Application for a new dwelling	£265	£335
Application for householder consent	£135	£150
Application for change of use	£265	£335
Advertisement on business premises	£75	£95

Source: Planning Fees in England: Proposals for Change (2007) CLG

This information has been taken into account in the formulation of the budget for next year and provision has been made in 2008/09 for a 10% increase in fee income based upon the type of applications received by the District Council.

### **Appeals**

5.10 Table 4 provides details of the number of appeals allowed expressed as a percentage of the total number of appeals determined.

<b>TABLE 4</b>	<b>01.01.07 to 31.03.07</b>	<b>01.04.07 to 30.06.07</b>	<b>01.07.07 to 30.09.07</b>	<b>01.10.07 to 31.12.07</b>
Number of appeals allowed.	5	3	1	3
Total number of appeals determined.	13	9	8	17
Percentage of appeals allowed.	38.0	33.0	13.0	18.0

Source: Departmental Records

## 6. **APPENDICES**

6.1 None.

## 7. **BACKGROUND PAPERS REFERRED TO:**

7.1 None.

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