



Report for:	Strategic Planning and Environment Overview & Scrutiny Committee
Date of meeting:	12 September 2017
PART:	
If Part II, r	

Title of report:	Quarter 1 2017/18 Performance Report – Planning, Development and Regeneration
Contact:	Cllr Graham Sutton, Portfolio Holder for Planning and Regeneration James Doe, Assistant Director – Planning, Development and Regeneration
Purpose of report:	To report on service performance for the first quarter of 2017/18, and to provide an update on the Operational Risk Register.
Recommendations	That the report be noted.
Corporate objectives:	The report focuses on the service plan for the area and key performance indicators. All corporate objectives are therefore relevant.
Implications:	<u>Financial</u> None arising directly from this report.
'Value For Money Implications'	<u>Value for Money</u> None arising directly from this report.
Risk Implications	Risk Assessment completed as part of the service plan.
Equalities Implications	None arising from this report.
Health And Safety Implications	None arising from this report.
Consultees:	Cllr Graham Sutton, Portfolio Holder for Planning and Regeneration. Mark Gaynor, Corporate Director for Housing and Regeneration Andrew Horner, Group Manager for Development Management and Planning

	Chris Taylor, Group Manager for Strategic Planning and Regeneration
Background papers:	Planning and Regeneration Service Plan 2016-17 Performance information held on the CorVu system.

Introduction

1. The report provides information on performance of the Planning, Development and Regeneration service for the first quarter of the business year 2017/18, from the start of April to the end of June.
2. In summary, performance remains generally strong, with the main exceptions to this being in the validation process for planning applications and income levels in Building Control and Local Land Charges.

Performance Indicators

3. Building Control. The service continues to perform strongly. The key indicator results were of just under 99% of applications determined within two months of receipt (BC01), just below the target of 100%.
4. Income from the Building Control service is currently running below target by a little over £33,500, though it was on target at the end of the last financial year. (FIN15). Generally, the number of applications submitted to the service is holding up, but there has been a slight fall-off so far in the receipt of larger, higher value work.
5. Some commentary on the Building Control service and its position in the market was set out in the last report to the Committee on the 2016-17 end of year position. Officers will be monitoring trends in the market and developing ways in which new work can be generated.
6. Development Management. Workload (DMP02) continues to remain high with 614 applications received during the quarter.
7. Planning fee income (FIN16) is very strong with just over £250,000 collected this quarter, over £60,000 ahead of target. This is due to the receipt of major planning applications which attract large fees.
8. Processing times for planning applications (DMP04, 05 and 06) continues to remain strong.
9. For major planning applications, the target of 60% of applications determined in 13 weeks was exceeded comfortably at 77.7%
10. Just over 92% of Minor applications were approved on time – well ahead of the 65% target and up from 90% in quarter 1 last year.
11. The ‘other’ category of applications – the bulk of the service’s workload – ended the quarter at 83.9%, not far off the 85% achieved in the same quarter of 2016/17, again with the 80% target met.

12. The refusal rate for planning applications continues to remain low, with only 4.96% of applications refused, well ahead of the 10% target (DMP07).
13. The planning appeal success rate ended at 67% (DMP30), just under the 70% target. There were nine appeal cases in quarter 1, with 6 dismissed by the Planning Inspector. Of the remainder, one case was allowed relating to the extension of a domestic property in Hemel Hempstead, the other two cases were enforcement appeals which were partially allowed.
14. The one exception to performance in development management in 2016/17 was in the time taken to validate planning applications (DMP08). Against a target of validating 70% of applications within 3 days, only 38% was achieved. The previous report referred to sickness in the service but a backlog of work has persisted. Given high workloads in the service, a temporary period of overtime is being worked through and it is hoped this will return the validation service to better levels of performance. Members will note however that slow validation in recent months has not impacted adversely on the service's ability to achieve and exceed application processing targets.
15. Planning Enforcement. Performance has remained high. The Council's approved Local Enforcement Plan sets out priorities for investigations into three categories. Priority 1 cases visited were all done within 1 working day (PE01); Priority 2 and 3 cases came in at 89.5% and 93.2% for the target visiting times of 10 and 15 working days respectively (PE02 and PE03). This is despite a significant increase in officer workload.
16. Land Charges. Performance remains good at an average processing time of 7.25 days to process property searches against the target of ten days. Income is however just over £4000 below target at £68,672 received in search fees (FIN15).
17. Strategic Planning and Regeneration. 88 new homes were completed in quarter 1 (SPR05). Delivery rates will vary from quarter to quarter depending on market conditions and the supply of sites.

Operational Risk Register

18. The risk register is at appendix 2. Having been reviewed recently, this remains unchanged. Questions on the register are invited at the meeting.