



Report for:	<b>Strategic Planning and Environment Overview &amp; Scrutiny Committee</b>
Date of meeting:	<b>21 November 2017</b>
PART:	<b>1</b>
If Part II, reason:	

<b>Title of report:</b>	<b>Quarter 2 2017/18 Performance Report – Planning, Development and Regeneration</b>
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 second 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 second quarter of the business year 2017/18, from the start of July to the end of September.
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 on target at 100% of applications determined within two months of receipt (BC01).
4. Income from the Building Control service is currently running below target by around £53,000, 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. Development Management. Workload (DMP02) continues to remain high with 474 applications received during the quarter, though down from the 614 applications received in quarter 1.
6. Planning fee income (FIN16) remains very strong with just over £452,000 collected this quarter, over £71,000 ahead of target. This continues to be due to the receipt of major planning applications which attract large fees.
7. Processing times for planning applications (DMP04, 05 and 06) continues to remain strong.
8. For major planning applications, all nine applications determined were processed within the statutory timescale or with agreed extensions of time,

considerably above the target of 60%, reflecting well on the need to process the larger developments efficiently.

9. Just over 72% of Minor applications were approved on time – ahead of the 65% target.
10. The 'other' category of applications – the bulk of the service's workload – ended the quarter at 84.3%, again with the 80% target met.
11. The refusal rate for planning applications continues to remain low, with only 4.9% of applications refused, well ahead of the 10% target (DMP07).
12. Quarter two was good for planning appeals, with the success rate at 100% of cases dismissed (DMP30), and well over the 70% target. There were 13 cases determined in comparison with ten in quarter 1.
13. The time taken to validate planning applications (DMP08) remains a problem, though performance is beginning to improve. For the quarter, against a target of validating 70% of applications within 3 days, only 34% was achieved. The complexity of some major cases has slowed validation, even with a degree of overtime working. Problems with the upgrades to the online planning system have not helped.
14. The service's management has brought in assistance from the Improvement team to review processes with the aim of validating applications more efficiently, and currently the turnaround time is now down to 7 days, though further improvements are needed to return to target performance.
15. As reported previously, 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.
16. Planning Enforcement. An update will be provided at the meeting.
17. Land Charges. Performance remains good at an average processing time of 6.87 days (an improvement from the 7.25 days last quarter) to process property searches against the target of ten days. Income is however just over £6000 below target at £139,000 received in search fees (FIN15).
18. Strategic Planning and Regeneration. 111 new homes were completed in quarter 1 (SPR05), up from 88 homes last quarter. Delivery rates will vary from quarter to quarter depending on market conditions and the supply of sites.

### **Operational Risk Register**

19. The risk register is at appendix 2, and this remains unchanged. Questions on the register are invited at the meeting.