

CARLISLE CITY COUNCIL

Report to:- **The Chairman and Members of the Development Control Committee**

Date of Meeting:- 30th April 2004

Agenda Item No:-

AZ

Public	Operational	Delegated: Yes	
Accompanying Comments and Statements		Required	Included
Environmental Impact Statement:		No	No
Corporate Management Team Comments:		No	No
Financial Comments:		No	No
Legal Comments:		No	No
Personnel Comments:		No	No
Impact on Customers:		No	No

Title:- **DEVELOPMENT CONTROL STATISTICS:
OCTOBER-DECEMBER 2003**

Report of:- **Head of Planning Services**

Report reference:- **P.28/04**

Summary:-

The Report summarises the key findings of the recently issued Statistical Release from the Office of the Deputy Prime Minister concerning the relative performances of Planning Authorities in England and Wales for the final quarter of 2003.

Recommendation:-

That the report be noted.

A Eales
Head Of Planning Services

Contact Officer: Alan Taylor

Ext: 7171

Note: in compliance with section 100d of the Local Government (Access to Information) Act 1985 the report has been prepared in part from the following papers: None

- 1.1 During the final quarter of last year District Planning Authorities in England and Wales received a total of 154,000 applications for planning permission and other related consents, the largest number received for that quarter since 1988 and a 4% increase over the equivalent period in 2002. The highest recorded increases was in the North Eastern (12%) and North Western regions (11%), but it is notable that the rising number of applications in the East of England and the South East regions was small (1%), while those in London actually fell by 1%.
- 1.2 The number of decisions made nationally also increased by 3% to 149,000, which is also the highest recorded for the quarter since 1988. Again, all regions except London and the South East saw an increase in the number of decisions, with the North East (18%) and the North west (9%) again leading the way.
- 1.3 The recent trend for the greatest increase in applications being associated with householder submissions was maintained, increasing from 73,200 in October-December 2002 to 77,600 for the final quarter of 2003. This is followed by a rising number of applications for new dwellings, up from 17,000 to 18,600 over the year from October-December 2002. Householder applications now account for over half of all decisions, while new dwellings account for 12% of the total of all decisions.
- 1.4 The speed of decisions made also demonstrated an improvement, with 73% of all applications decided during the final quarter of 2003 being within 8 weeks of receipt (6% up on the comparable period in 2002). Quickest decisions were made in the East Midlands region (75% within 8 weeks) with the North East, West Midlands and the South West being slowest (71%). Similarly when measured over the longer 13 week period, 87% of all decisions were made within that time scale, a rise of 3%.

- 1.5 Members are aware that the Government specifically measures the relevant performances of Local Planning Authorities in dealing with “Major”, “Minor” and “Other” applications within the target time scales that have been set and that these are instrumental in determining the level of Planning Delivery Grant awarded to each Council. It will be recalled that the objectives are for 60% of all “Major” applications to be decided within 13 weeks of receipt, 65% of decisions on “Minor” applications to be made within 8 weeks and 80% of all decisions on “Other” applications to be made within the 8 week period. Nationally, the respective average speed of determination of those types of application during the quarter (in comparison with those targets) was 52% (Major), 62% (Minor) and 78% (Other), which represent improvements of 9%, 8% and 6% over the same quarter in 2002.
- 1.6 The Statistical Release is of particular relevance in identifying how each Authority fares in determining applications. Of the 362 District Planning Authorities in England and Wales all but one Council supplied statistical information in time for publication.
- 1.7 Carlisle City Council made a total of 1356 decisions for the year ending on 31 December 2003, 93% of those decisions being “approvals”, with 71% of those decisions being made within 8 weeks of receipt of the application. That represented the highest number of decisions made by any of the Cumbrian Planning Authorities. During the final quarter of the year, the Council made 335 decisions on applications, again highest in the county, with 70% of those decisions being within 8 weeks. The level of delegation during that quarter was 81% of applications which remains below the Government target of 90%, which both Allerdale BC and Eden DC achieved, but is higher than the other Districts in Cumbria.
- 1.8 The Council’s performance in the three categories of applications that are now specifically recorded shows that for the full year, ending on 31 December 2003, 40% of “Major” applications were decided within 13 weeks, the lowest in Cumbria. Although Carlisle had significantly more of that type of application; 60% of “Minor” applications were decided within 8 weeks, the third best in the county; while 78% of “Other” applications were decided within 8 weeks (equalling fourth in Cumbria).

- 1.9 More tellingly, however, the statistics for the Council's performance during the last quarter of the year reveal that 67% of "Major" applications met the 13 week target, 59% of "Minor" applications met the 8 week target and 77% of "Other" applications met the 8 week target. Thus, the Council met the Government's target for "Major" applications but fell below the 65% and 80% targets set for "Minor" and "Other" applications. While the improvement in the key "Major" category is welcome (it is 50% points higher than the preceding quarter (July-October)), the dip in the other two categories comes as a disappointment after the very good performance in the preceding quarter when 68% of "Minor" applications and 84% of "Other" applications were decided within 8 weeks of receipt. In mitigation, the number of actual decisions that were made was higher, compared to the previous quarter (9 compared to 6 for "Major" applications, 115 compared to 94 for "Minor" applications; 211 compared to 195 for "Other" applications). Moreover, the overall total of all decisions made by the Council in that final quarter (335) was again higher than the preceding quarter (295). Members may also wish to note that the total number of applications "on hand" at the start of the quarter (316) was higher than any other Cumbrian District and the City Council again received the highest number of new applications within the quarter (333).
- 1.10 It is, thus, inevitable that the increasing workload that has been experienced and is continuing to be experienced will have an effect upon the turnover of decisions, but that aspect is being monitored to ensure the maximum efficiency in the delivery of the Development Control service.

2.0 Recommendation

- 2.1 That the report be noted.

A Eales

Head Of Planning Services

Contact Officer: Alan Taylor

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Extracts from The Statistical Release

ANNEX A

Composition of Government Office regions

Standard Statistical region	County *	Government Office region
North	Cleveland * Durham Northumberland Tyne and Wear	North East
	Cumbria	North West
North West	Cheshire Greater Manchester Lancashire Merseyside +	
Yorkshire and Humberside	Humberside * North Yorkshire South Yorkshire West Yorkshire	Yorkshire and the Humber
East Midlands	Derbyshire Leicestershire Lincolnshire Northamptonshire Nottinghamshire	East Midlands
West Midlands	Hereford and Worcester * Shropshire Staffordshire Warwickshire West Midlands	West Midlands
South West	Avon * Cornwall Devon Dorset Gloucestershire Isles of Scilly Somerset Wiltshire	South West
East Anglia	Cambridgeshire Norfolk Suffolk	East of England
South East	Bedfordshire Essex Hertfordshire	
	Greater London	London
	Berkshire * Buckinghamshire East Sussex Hampshire Isle of Wight * Kent Oxfordshire Surrey West Sussex	South East

* Counties prior to local government reorganisation
+ North West region includes Merseyside from 1 August 1998.

Table 7 (cont)

Planning Decisions, per cent granted and decided within 8 weeks

Planning authority	Year ending 31 December 2003			October to December 2003			Percentage of decisions delegated to Officers
	Total decisions	Per cent granted	Per cent within 8 weeks	Total decisions	Per cent granted	Per cent within 8 weeks	
CUMBRIA							
Allerdale +	1,288	92	68	316	92	66	91
Barrow-in-Furness	600	92	59	194	89	57	61
Carlisle	1,356	93	71	335	92	70	81
Copeland +	750	95	64	198	94	70	73
Eden +	1,040	83	74	223	76	81	90
South Lakeland +	1,197	91	74	251	91	80	78
DERBYSHIRE							
Amber Valley	1,475	93	59	358	91	72	86
Bolsover	701	85	86	164	84	86	93
Chesterfield	780	95	77	168	94	74	87
Erewash	991	89	78	242	87	81	95
High Peak +	965	84	80	201	77	78	94
North East Derbyshire +	1,262	89	73	277	85	74	81
South Derbyshire	1,483	91	77	376	90	80	93
Derbyshire Dales +	882	89	73	204	85	77	80
Derby UA	2,035	92	71	452	93	79	90
DEVON							
East Devon	2,845	82	61	625	83	64	90
Exeter	1,254	78	82	283	78	82	86
North Devon +	1,811	85	80	453	84	78	94
South Hams +	2,120	79	73	506	91	71	92
Teignbridge +	2,093	84	58	543	79	68	94
Mid Devon +	1,556	89	52	369	91	40	93
Torridge	1,485	82	57	372	81	55	78
West Devon +	988	85	81	231	84	78	84
Plymouth UA	2,069	81	47	626	78	53	91
Torbay UA	2,012	77	74	461	77	81	..
DORSET							
Christchurch	762	69	78	171	76	81	85
North Dorset	1,380	78	57	319	75	68	79
Purbeck	975	91	67	223	88	68	88
West Dorset	1,880	90	47	470	88	36	84
Weymouth and Portland	795	82	81	194	83	88	84
East Dorset	1,488	81	81	329	78	81	86
Bournemouth UA	2,148	79	61	492	80	65	93
Poole UA	1,984	84	73	460	83	70	94
DURHAM							
Chester-le-Street	595	92	79	137	91	81	74
Derwentside	1,029	96	77	211	95	66	86
Durham	1,119	89	71	244	86	89	90
Easington	887	95	93	232	97	92	90
Sedgefield	650	96	65	185	96	58	88
Teesdale	515	95	83	144	91	85	90
Wear Valley	840	95	81	221	92	83	91
Darlington UA	1,087	95	69	231	94	73	78
EAST SUSSEX							
Eastbourne	790	93	77	185	93	85	83
Hastings	970	83	84	247	81	82	88
Lewes	1,369	83	80	283	83	78	80
Rother	2,217	79	62	500	75	64	78
Wealden	2,821	86	60	720	84	56	87
Brighton & Hove UA	3,239	75	77	726	76	76	82

NOTES: (1), (2), (3) Where an authority has supplied data for only part of a full year the number of quarters to which the data relate is given in brackets.

Authorities marked "*" include areas within a National Park, but figures are for outside the park area only.

.. Indicates that information is not available for the relevant quarter(s).

- Denotes zero.

Summary by Main Classes of Development

North West

Name of County area	Local Planning Authority	Class of Development	Applications on hand at		Applications received in		Applications granted		Decisions within 8 weeks		Decisions within 13 weeks	
			Start	End	Quarter	Quarter	in Quarter	in Quarter	Number	Percent	Number	Percent
Halton UA	Major Development		15	14	93	4	27	11	73			
		Minor Development	45	43	96	38	84	43	96			
		Other Development	147	138	95	141	96	146	99			
		All Classes	173	190	234	207	95	183	200	97		
	Warrington UA	Major Development		21	18	86	4	19	11	52		
		Minor Development		105	83	79	64	61	90	86		
		Other Development		396	360	91	263	66	352	89		
		All Classes	543	522	525	522	89	331	63	453	87	
	Cumbria	Major Development		6	5	83	3	50	4	67		
		Minor Development		121	108	89	58	48	107	88		
		Other Development		189	178	94	146	77	178	94		
		All Classes	191	177	321	316	92	207	66	289	91	
Barrow-in-Furness	Major Development		11	8	73	4	36	6	55			
	Minor Development		31	26	84	15	48	24	77			
	Other Development		152	134	92	92	61	136	89			
	All Classes	175	164	193	194	89	111	57	166	86		
Carlisle	Major Development		9	9	100	3	33	6	67			
	Minor Development		115	98	85	68	59	88	77			
	Other Development		211	197	96	163	77	190	90			
	All Classes	316	302	333	335	92	234	70	284	85		
Copeland +	Major Development		12	12	100	2	17	7	58			
	Minor Development		72	63	88	47	65	62	86			
	Other Development		114	107	97	90	79	104	91			
	All Classes	127	91	173	198	94	139	70	173	87		

* Number and percentages granted based on rows 1-17 of PS2 form.

* Figures marked '+' are for applications outside National Park only.

Summary by Main Classes of Development

North West

Name of County area	Local Planning Authority	Class of Development	Applications on hand at start and end of quarter		Applications received in Quarter		Total decisions in Quarter		Applications granted in Quarter		Decisions within 8 weeks		Decisions within 13 weeks	
			Start	End	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
	Eden +	Major Development			7		6	86	4	57	6	86		
		Minor Development			113		74	65	88	78	103	91		
		Other Development			103		76	90	88	85	96	93		
		All Classes	222	237	247		156	76	180	81	205	92		
	South Lakeland +	Major Development			1		1	100	1	100	1	100		
		Minor Development			77		65	84	56	73	69	90		
		Other Development			173		160	94	144	83	167	97		
		All Classes	164	210	309		226	91	201	80	237	94		
	Lancashire	Major Development			6		5	83	3	50	3	50		
		Minor Development			44		39	89	26	59	37	84		
		Other Development			107		95	92	85	79	102	95		
		All Classes	124	157	192		139	91	114	73	142	90		
	Burnley	Major Development			7		4	57	1	14	2	29		
		Minor Development			53		39	74	33	62	40	75		
		Other Development			215		192	90	182	85	198	92		
		All Classes	257	231	281		235	86	216	79	240	87		
	Chorley	Major Development			24		6	25	5	21	6	25		
		Minor Development			100		43	43	38	38	69	69		
		Other Development			178		138	78	123	69	168	94		
		All Classes	214	161	249		187	62	166	55	243	80		
	Fylde	Major Development			10		8	80	5	50	8	80		
		Minor Development			38		34	89	32	84	36	95		
		Other Development*			114		99	88	98	86	111	96		
		All Classes	115	110	161		141	88	135	83	155	96		

* Number and percentages granted based on rows 1-17 of PS2 form.

* Figures marked '+' are for applications outside National Park only.