

CARLISLE CITY COUNCIL

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

Date of Meeting:- 27th January 2006

Agenda Item No:-

Public	Information	Delegated: Yes
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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: JULY-SEPTEMBER 2005**

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

Report reference:- **P.08/06**

Summary:-

The Report describes the most recent review of the relative performances of Planning Authorities in England and Wales in determining planning proposals.

Recommendation:-

The Report be noted and received.

A Eales
Head Of Planning Services

Contact Officer: Sam Greig

Ext: 7176

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: ODPM Statistic Release: 9 December 2005

1.0 Introduction

- 1.1 The Government has recently issued its latest Statistical Release detailing the comparative performance of Local Planning Authorities in England and Wales in dealing with planning and related applications for development over the third quarter of 2005.
- 1.2 Reflecting the trend that has emerged and was reported in the last report to this Committee, the number of planning applications that were made nationally during the quarter showed a decline of 8% against the corresponding period last year and now appears to reflect a change for the long term pattern in the numbers of planning applications received. The number of applications received decreased in all regions compared with the same quarter last year, the largest decreases being in the North West (13%) and the smallest in the West Midlands (4%).
- 1.3 In national terms, the number of decisions made within the quarter also showed a decline (10%) in comparison with the equivalent period in 2004. Again the North West region recorded the largest decrease (15%) when measured against the July - September quarter in 2005, closely followed by the East of England (13%) and the East Midlands (12%). The smallest decreases were recorded in the South East and London, both of which were down 8%.
- 1.4 The Government places great emphasis upon the speed of decisions. Thus, the fall in applications lodged and number of decisions made has resulted in the overall speed of decisions improving, such that 80% of all decisions in the quarter were made within 8 weeks of receipt, an increase of 3% against the same period last year. The North West region, which experienced the greatest decrease in applications submitted and determined, made the quickest decisions (84% within 8 weeks) of all regions, alongside London.

- 1.5 The Release also details the national picture in relation to Best Value Indicator 109a), b) and c) that are used for the award of the Planning Delivery Grant i.e. “Major”, “Minor” and “Other”.

		Performance Standards Set	National Average for 3rd quarter 2005	Carlisle City Council 3rd quarter 2005
109a)	Major within 13 weeks	60%	62%	30%
109b)	Minor within 8 weeks	65%	72%	66%
109c)	Other within 8 weeks	80%	86%	87%

- 1.6 The national average represent improvements of 2%, 5% and 4%, respectively, compared to the corresponding period last year. These figures represent a slight decline in the percentage of “Major” and “Minor” applications determined in comparison to the second quarter of 2005, with the percentage of “Other” applications determined remaining constant. Carlisle City Council experienced a fall of 6% in the performance in dealing with “Major” applications, a 1% fall in dealing with “Minor” application and a 7% fall in dealing with “other” application compared to July-September 2004.
- 1.7 In the third quarter 57% of Authorities met the Performance Standard for “Majors”; 77% met the standard for “Minor” applications and 80% met the standard in relation to “Other” applications. Carlisle met the standards in respect of both “Minor” and “Other” applications but failed to meet the standard for “Major” applications.
- 1.8 Carlisle City Council’s performance within the quarter indicates that the Council made 351 decisions, the second highest number of any Authority in Cumbria with 75% of those decisions being made under the Scheme of Delegation. This is 5% below the former target of 80% of applications determined under delegated powers.
- 1.9 Whilst, in respect of the July-September quarter, the Council is exceeding the Performance Standard in relation to two of the three categories, there is still some way to go in achieving the 60% target the Government has set for the determination of “Major” proposals. A number of changes have been introduced including an improved delegation scheme, new validation procedures and the Development

Team Group that will enable a quicker turn around in “Major” applications, although it is acknowledged that it may take time before the rewards are seen.

- 1.10 As Members will be aware from Report 10/06 elsewhere on the Agenda, the City Council is to become a Planning Standards Authority in respect of “Major” applications as the Office of the Deputy Prime Minister does not consider that on current performance the Council will be able to meet the target of 60% of “Major” applications determined within 13 weeks by 31 March 2007.
- 1.11 As detailed in paragraph 1.9 above the Council has introduced improvements which will improve performance. However, a major reason for the current performance is staffing levels. At present there is a vacant development control officer post and this has undoubtedly affected performance over recent months. In addition research undertaken on behalf of the Office of the Deputy Prime Minister has shown that for local planning authorities to consistently meet the Government’s BV 109 targets with quality decisions no case officer should deal with more than 150 cases a year. Over the last 12 months the case load of our officers has been in excess of 200.
- 1.12 Nonetheless, assuming the vacant post is filled and more resources can be found for an additional post(s), together with a more effective Development Team Group and the other improvements that have been introduced, it is anticipated that the Council will be able to improve on current performance.

2.0 Recommendation

- 2.1 That the Report be noted.

A Eales

Head Of Planning Services

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Tables

Table 7 (cont)

Planning Decisions, per cent granted and decided within 8 weeks

Planning authority	Year ending 30 September 2005			July to September 2005			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 +	1,353	89	67	367	92	73	96
Barrow-in-Furness	682	91	80	168	90	89	61
Carlisle	1,331	94	76	351	96	78	75
Copeland +	739	93	72	180	92	68	67
Eden +	964	90	78	238	93	81	90
South Lakeland +	1,285	92	77	320	91	76	84
DERBYSHIRE							
Amber Valley	1,345	90	78	372	89	80	94
Bolsover	743	88	80	211	87	80	93
Chesterfield	830	90	79	218	93	85	84
Erewash	1,081	79	90	305	74	92	95
High Peak +	1,015	80	83	255	82	92	88
North East Derbyshire +	1,184	87	86	328	84	88	95
South Derbyshire	1,338	87	79	337	88	78	92
Derbyshire Dales +	918	84	78	231	90	82	80
Derby UA	1,972	87	76	451	90	89	95
DEVON							
East Devon	2,946	79	73	723	80	78	..
Exeter	1,176	81	82	254	76	78	93
North Devon +	1,916	87	77	506	91	73	96
South Hams +	2,066	90	83	499	91	82	96
Teignbridge +	1,904	79	85	439	81	84	89
Mid Devon +	1,563	83	80	385	83	86	86
Torridge	1,384	75	67	350	73	59	92
West Devon +	957	87	74	234	84	66	92
Plymouth UA	2,116	80	83	580	84	81	92
Torbay UA	1,975	79	79	538	77	80	91
DORSET							
Christchurch	778	81	85	180	81	84	82
North Dorset	1,413	83	79	351	85	87	91
Purbeck	1,047	84	85	258	83	86	88
West Dorset	2,045	85	80	517	84	78	92
Weymouth and Portland	771	83	75	185	84	80	87
East Dorset	1,465	75	74	366	75	79	71
Bournemouth UA	2,329	76	58	579	77	71	94
Poole UA	2,150	79	76	559	78	75	92
DURHAM							
Chester-le-Street	621	92	90	154	93	92	84
Derwentside	934	96	82	245	97	87	73
Durham	1,104	89	88	278	91	88	93
Easington	884	91	73	270	91	72	91
Sedgefield	759	90	84	210	91	87	86
Teesdale	488	88	81	146	80	80	79
Wear Valley	901	92	72	277	94	86	95
Darlington UA	1,065	91	82	267	90	84	85
EAST SUSSEX							
Eastbourne	802	91	87	157	94	90	81
Hastings	905	84	88	233	87	93	90
Lewes	1,387	83	89	347	83	88	91
Rother	2,049	79	69	552	82	74	83
Wealden	3,198	80	71	904	79	79	91
Brighton & Hove UA	3,021	73	78	844	74	77	90

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.

Table 8 (cont)

Planning Decisions, by development type and speed of decision

Planning authority	Year ending 30 September 2005										July to September 2005					
	Total		Per cent		Total		Per cent		Total		Per cent		Total		Per cent	
	major decisions	within 13 weeks	major decisions	within 13 weeks	minor decisions	within 8 weeks	minor decisions	within 8 weeks	major decisions	within 13 weeks	minor decisions	within 8 weeks	major decisions	within 13 weeks	minor decisions	within 8 weeks
CHESHIRE																
Chester	34	62	318	66	1,088	83	..	8	88	..	87	260
Conington	28	68	301	79	896	92	8	36	67	87	71	293	92	94	94	94
Crewe and Nantwich	58	64	455	78	980	93	11	56	122	69	69	164	91	91	91	91
Ellesmere Port and Neston	37	59	125	67	627	86	9	33	32	88	84	530	95	95	95	95
Macclesfield +	38	74	563	88	1,967	94	3	100	138	93	84	296	97	97	97	97
Vale Royal	26	81	408	80	1,213	91	5	85	56	95	95	154	95	95	95	95
Halton UA	61	72	206	89	692	94	13	69	87	87	87	464	95	95	95	95
Warrington UA	77	49	352	80	1,761	90	16	88	43	70	156	86	86	86	86	86
FORMER COUNTY OF CLEVELAND																
Hartlepool UA	34	76	193	70	605	82	8	86	66	82	241	93	93	93	93	93
Redcar and Cleveland UA +	35	60	311	73	952	80	7	78	66	88	198	91	91	91	91	91
Middlesbrough UA	45	69	261	78	751	87	9	38	121	59	385	78	78	78	78	78
Stockton-on-Tees UA	57	51	365	62	1,394	77	16	88	43	70	156	86	86	86	86	86
CORNWALL																
Caradon	29	41	482	45	990	69	13	23	118	34	270	63	63	63	63	63
Carrick	49	84	603	85	1,422	92	11	91	137	80	368	86	86	86	86	86
Kerrier	27	74	525	79	1,184	93	7	57	145	74	288	88	88	88	88	88
North Cornwall	87	66	1,012	76	1,408	86	14	79	267	78	314	94	94	94	94	94
Penwith	33	76	643	69	935	82	7	71	146	69	172	76	76	76	76	76
Restormel	95	76	844	76	1,071	88	22	91	222	81	237	89	89	89	89	89
CUMBRIA																
Allerdale +	28	46	595	58	730	75	7	43	157	66	203	80	80	80	80	80
Barrow-in-Furness	32	47	164	73	486	86	8	63	40	88	120	93	93	93	93	93
Carlisle	33	33	400	66	898	83	10	30	105	66	236	87	87	87	87	87
Copeland +	24	42	258	54	457	86	6	17	64	52	110	81	81	81	81	81
Eden +	14	50	426	72	524	85	3	67	104	72	131	89	89	89	89	89
South Lakeland +	16	56	393	66	876	82	5	60	99	63	216	84	84	84	84	84

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 has not been received 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 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	Number	Number	Number	Percent	Percent	Number	Percent	Number	Percent
Cumbria	Halton UA	Major Development				13		12		92	0	0	11	85
		Minor Development				56		51		91	53	95	55	98
		Other Development				154		147		96	146	95	152	99
		All Classes	196	195	244	223	210	95	199	89	218	98		
	Warrington UA	Major Development				16		15		94	3	19	11	69
		Minor Development				87		80		92	76	87	81	93
		Other Development				464		413		89	441	95	459	99
		All Classes	571	517	552	567	508	90	520	92	551	97		
	Allerdale +	Major Development				7		3		43	1	14	3	43
		Minor Development				157		147		94	104	66	133	85
		Other Development				203		188		93	163	80	186	92
		All Classes	288	338	440	367	338	92	268	73	322	88		
Barrow-in-Furness	Major Development				8		8		100	3	38	5	63	
	Minor Development				40		32		80	35	88	36	90	
	Other Development				120		111		93	112	93	118	98	
	All Classes	114	103	191	168	151	90	150	89	159	95			
Carlisle	Major Development				10		8		80	1	10	3	30	
	Minor Development				105		98		93	69	66	91	87	
	Other Development				236		222		97	205	87	226	96	
	All Classes	276	262	363	351	328	96	275	78	320	91			
Copeland +	Major Development				6		4		67	1	17	1	17	
	Minor Development				64		56		88	33	52	49	77	
	Other Development				110		88		97	89	81	106	96	
	All Classes	129	106	174	180	148	92	123	68	156	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	Number	Number	Number	Percent	Number	Percent	Number	Percent	
Lancashire	Eden +	Major Development				3	1	33	1	33	2	67		
		Minor Development				104	95	91	75	72	90	87		
		Other Development				131	121	96	117	89	122	93		
		All Classes	270	248	239	238	217	93	193	81	214	90		
	South Lakeland +	Major Development				5	5	100	0	0	3	60		
		Minor Development				99	91	92	62	63	90	91		
		Other Development				216	194	90	181	84	209	97		
		All Classes	246	227	323	320	290	91	243	76	302	94		
	Burnley	Major Development				7	5	71	3	43	6	86		
		Minor Development				34	28	82	29	85	31	91		
		Other Development				118	102	88	108	92	117	99		
	Chorley	All Classes	92	95	166	159	135	86	140	88	154	97		
	Major Development				12	11	92	0	0	9	75			
	Minor Development				37	30	81	18	49	26	70			
	Other Development				210	180	88	163	78	190	90			
	All Classes	286	254	251	259	221	87	181	70	225	87			
Fylde	Major Development				5	4	80	1	20	2	40			
	Minor Development				46	37	80	32	70	44	96			
	Other Development				176	143	92	169	96	175	99			
	All Classes	141	187	299	227	184	89	202	89	221	97			
Hyndburn	Major Development													
	Minor Development													
	Other Development													
	All Classes													
	Major Development													
	Minor Development													
	Other Development													
	All Classes													

Number and percentages granted based on rows 1-12 of PCS6

No PS1 return

No PS2 return

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

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