

Report to Development Management Committee

Workload and Performance Review for Quarter April to June 2018

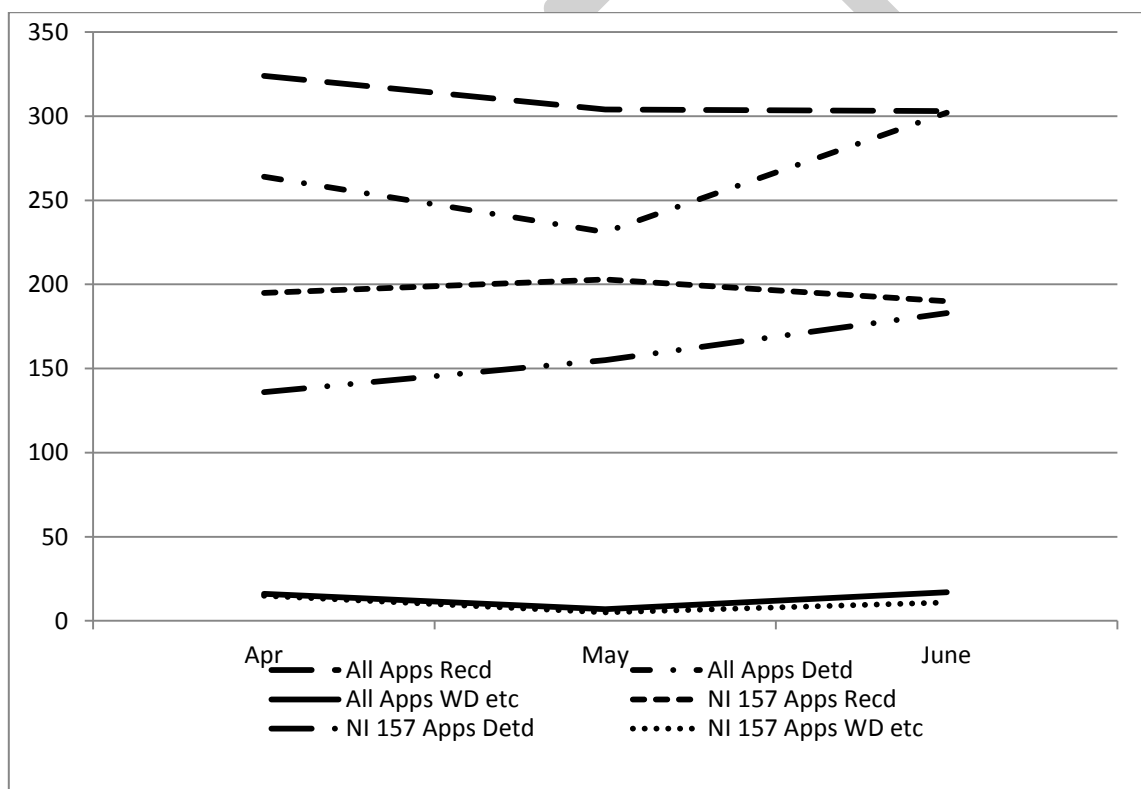
Introduction

This is a report to the Development Management Committee which provides a summary of performance in four key areas of work, planning applications, appeals, enforcement and informal enquiries, together with a brief commentary on each section.

Section 1: Applications received and determined

Our application caseload comprises applications which form the basis for our performance measured against the Government performance target NI157 and other applications which are excluded from these categories and relating to proposals amongst which are applications from the County Council, Notifications for Agricultural, Telecommunications and works to trees. This is set in the context of the rolling 12 month period.

Applications Received and Determined

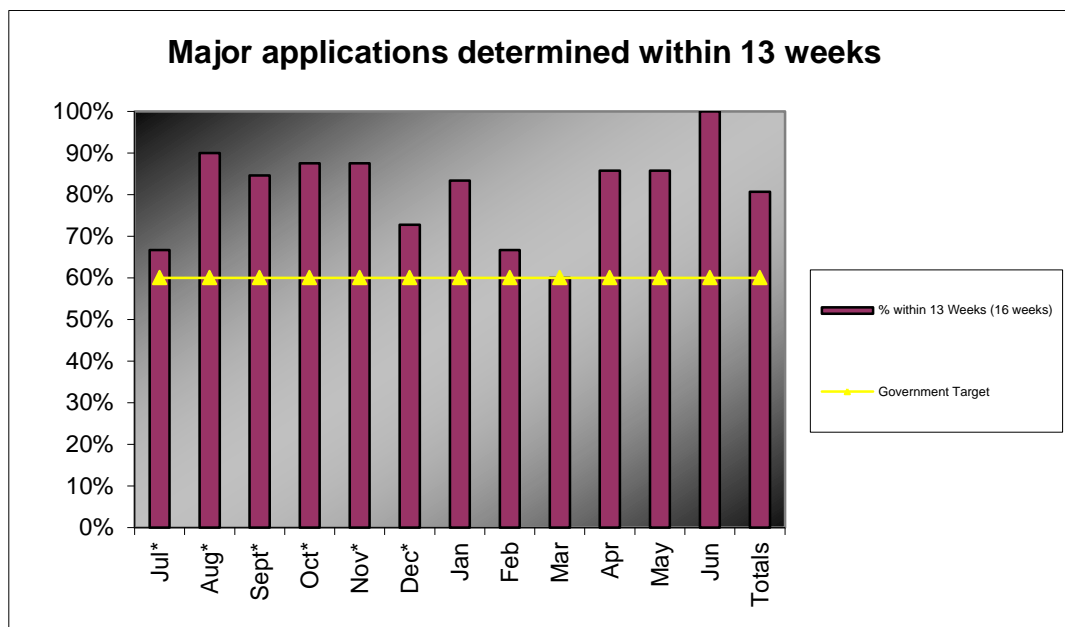


	Apr	May	June
All Apps Recd	324	304	303
All Apps Detd	264	231	302
All Apps WD etc	16	7	17
NI 157 Apps Recd	195	203	190
NI 157 Apps Detd	136	155	183
NI 157 Apps WD etc	15	5	11
All O/Standing			
NI 157 O/Standing	674	717	713

Section 2: NI 157 – Speed of Determination of applications

Introduction

This section sets out information regarding our performance in speed of decision for each of the 3 categories of applications, which are measured against the performance target – NI157 (a) major, (b) minor, and (c) other.



	Jul*	Aug*	Sept*	Oct*	Nov*	Dec*	Jan	Feb	Mar	Apr	May	Jun	Totals
Number of Major Applications Decided	6	10	13	8	8	11	6	3	10	7	7	4	93
Number within 13 Weeks (16 weeks) inc. Ext of time*	4	9	11	7	7	8	5	2	6	6	6	4	75
% within 13 Weeks (16 weeks)	67%	90%	85%	88%	88%	73%	83%	67%	60%	86%	86%	100%	81%
Government Target 50%, AVDC target 60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%

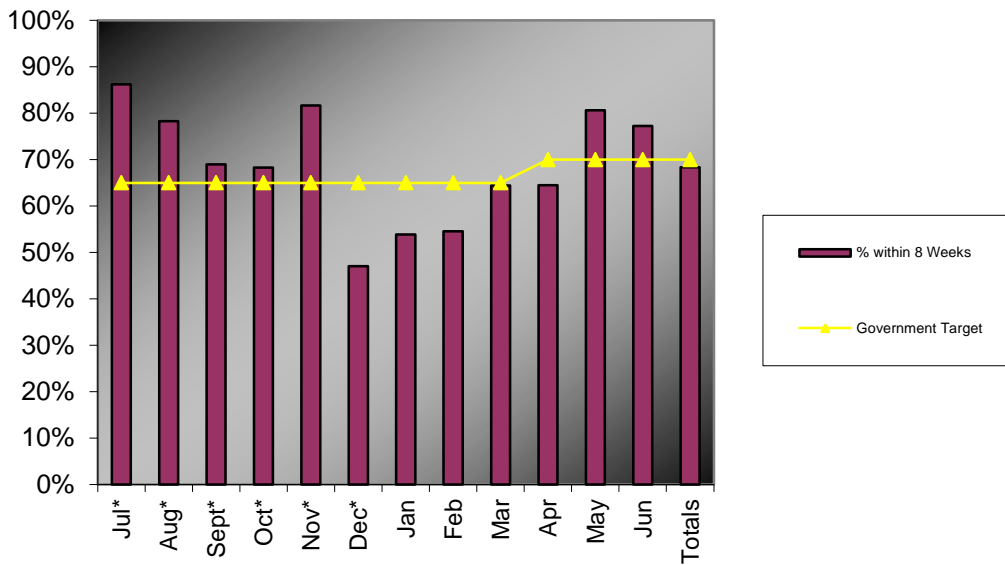
*Including extensions of time & PPAs

The quarterly performance achieved are:

April – June 2018: 89%

Rolling 2 year average: 78%

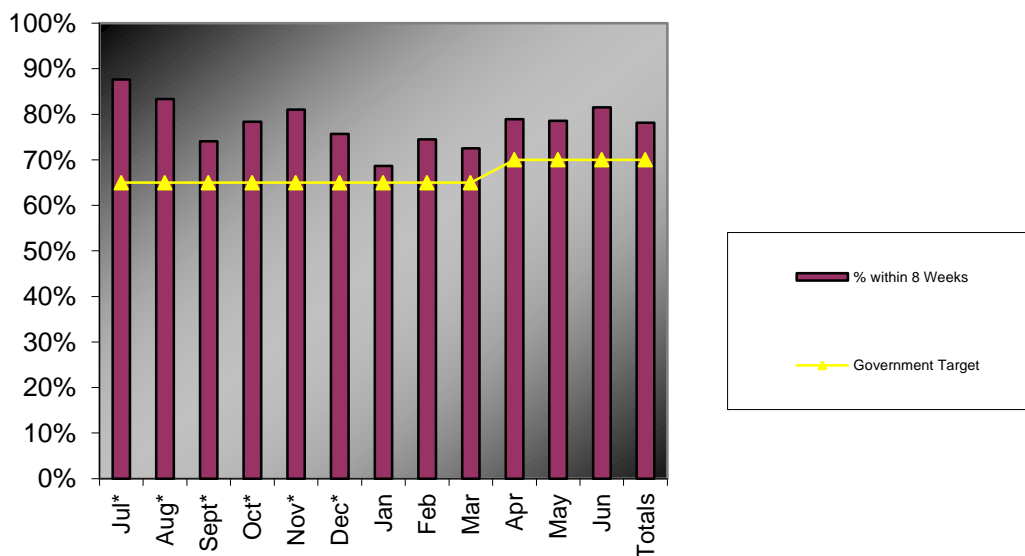
Minor applications determined within 8 weeks



	Jul*	Aug*	Sept*	Oct*	Nov*	Dec*	Jan	Feb	Mar	Apr	May	Jun	Totals
Number of Minor Applications Decided	29	46	29	41	49	51	39	33	45	31	31	44	468
Number within 8 Weeks inc. Ext of time*	25	36	20	28	40	24	21	18	29	20	25	34	320
% within 8 Weeks	86%	78%	69%	68%	82%	47%	54%	55%	64%	65%	81%	77%	68%
Government Target	65%	65%	65%	65%	65%	65%	65%	65%	65%	70%	70%	70%	70%

*Including extensions of time

Other applications determined within 8 weeks



	Jul*	Aug*	Sept*	Oct*	Nov*	Dec*	Jan	Feb	Mar	Apr	May	Jun	Totals
Number of Other Applications Decided	105	108	104	111	116	107	99	102	91	95	112	130	1280
Number within 8 Weeks inc. Ext of time*	92	90	77	87	94	81	68	76	66	75	88	106	1000
% within 8 Weeks	88%	83%	74%	78%	81%	76%	69%	75%	73%	79%	79%	82%	78%
Government Target	65%	65%	65%	65%	65%	65%	65%	65%	65%	70%	70%	70%	70%

For minor and other applications the government previously had no target and so the target of 80% shown was set internally by AVDC. From 1 April 2017 a government target of 65% has been set for minor and other applications increasing to 70% from 1 April 2018.

For the quarter April to June 2018 we achieved

Minors: 75% within the time period against a target of 70%

Others: 80% against a target of 70%

Joint minors and others: 79% against a target of 70%

Joint rolling 2 year average: 78% against a target of 70%

Appendix 1 details the Major applications determined in the quarter.

The first planning authorities subject to the Government's "special measures" regime for under-performing authorities were designated in October 2013, and performance data was published by the Department for Communities and Local Government (DCLG). Designations will be reviewed annually. Poorly performing authorities will be "designated" based on speed and quality:

- * Speed: less than 40% of majors determined within 13 weeks averaged over a two year period; or within such extended period as has been agreed in writing between the applicant and the local planning authority.
- * Quality: 20% or more of major applications that have been overturned at appeal (appeals allowed) over a two year period.

The government have announced new government targets increasing those on speed for majors to 50% in 2017 rising to 60% for 2018 based on the previous 2 years October to September. They have combined minors and others into a non major category with a target of 65% in 2017 rising to 70% for 2018 over this 2 year period. The quality targets will be 10% applications that have been overturned at appeal (appeals allowed) over a 2 year period.

Authorities could be designated on the basis of either criteria or both. The current performance over this 2 year period exceeds the threshold for speed and is less than the threshold for quality and thus does not fall within the poorly performing designation.

Section 3: Appeals against refusal of planning permission

Introduction

This section deals numerically with our performance in relation to appeals against refusal of planning permission. Whilst there is no government performance target a benchmarking measure is that we should seek to achieve success in 65% or more of appeals against planning decisions.

Determined	Dismissed	8
	Allowed	3
	Withdrawn/NPW	1
	Split	0
	Turned Away	0
	Varied	0

Costs	Against AVDC
	For AVDC

*Split decisions are counted as an Allowed appeal

In the quarter between April and June a total of 15 appeals were determined, 12 of which were against refusals of planning permission. Of the 12 appeals against refusals of planning permission which are used for reporting purposes 25% were allowed which is below the Council's target of not more than 35% appeals allowed.

Attached at Appendix 2 is a list of all of the appeal(s) which are used for reporting purposes against refusals of planning permission that were allowed. As there are a large number of appeals a summary on all has not been provided. There is a summary on some highlighted for awareness and learning points.

The government statistics published in August 2017 for quality show that the percentage of major applications that have been overturned at appeal is 2.4% and that for minor and other developments overturned at appeal is 1.1% for AVDC during the period of 24 months from July 2014 to June 2016. This is well below the governments threshold of 10% overturned for quality.

Section 4: Enforcement

Introduction

This section details statistics relating to Enforcement matters and details the numbers of complaints received, cases closed together with the number of cases which have led to Enforcement action. Enforcement appeals are also dealt with separately and performance can be assessed accordingly.

Cases on hand at beginning of quarter	441	Cases on hand at end of quarter	473
Cases Opened	151	No of Cases closed	119
No. of Enforcement Notices Served	0	No. of Temporary Stop Notices Served	0
No. of Stop Notices Served	0	No. of Breach of Condition Notices Served	0
		No. of Planning Contravention Notices Served	0

In the 3 month reporting period 116 cases were resolved as follows:

Performance Figure	Notes
24% of complaints were resolved within 14 days	Generally more straightforward cases where a yes/no decision is required following initial evidence gathering
41% of complaints were resolved within two months.	Normally requiring more extensive evidence gathering and/or consultations involving 3 rd parties.
61% of complaints were resolved within 5 months.	On top of the actions identified above these cases normally require some formal action or an application for retrospective planning permission.
Remainder	Where formal legal action is involved it can take many years to resolve complaints and can include appeals and further judicial review.

Enforcement Appeals

Lodged	PI (Public Inquiry)	0	Determined	Allowed	0
	IH (Hearing)	1		Dismissed	0
	WR (Written responses)	0		W/Drawn	0
	Total	0		Varied	0
				Total	0
Costs	For AVDC	0		Against AVDC	0

Enforcement Summary

The volume of planning enforcement complaints received is high and increasing and geographically reflects the areas where the delivery of development is highest. The service has seen a 27% increase in the number of complaints received over the last 3 years and the current team caseload is in the region of 450 open cases. Our response to complaints is prioritised based on the level of harm the suspected breach is causing. This means that 'low' category complaints will take longer to resolve than those that are causing a 'high' level of harm. A number of our Planning Enforcement Officers have recently moved on to other roles within the Council and elsewhere. We are currently actively recruiting new staff and have engaged additional temporary staff resources to help deal with demand during this period.

Section 5: Other Workload

Introduction

In addition the teams have dealt with the following:-

Discharge of Conditions and non material amendments.

Quarter – Out 145

Chargeable Pre-Application Advice, including commercial

Quarter - Out 143

Non chargeable Informals

Quarter - Out 24

Conclusion and Recommendation

It is recommended that the Committee **NOTE** the report.

This report intends to give details of factual information of service area performance, based on statistical data we hold.

It is hoped that Members find the report's content helpful.

DRAFT

Major Applications Determined: Quarter April to June 2018

Bold numbers denote applications determined outside the target period. Performance for this quarter is 89% which is above target; * denotes those applications that had an extension of time request agreed. The small number of applications mean that performance is volatile and in this quarter involved applications where securing the right outcome outweighed the need to meet targets and applications where the revocation of the regional spatial strategy required a reassessment of the scheme.

Reference	Off	Received	Proposal	Address	Valid	Decision Date	Decision
17/03745/APP*	SCOHAC	26/09/2017	Erection of an additional storage building for raw materials and relocation of the waste water lagoon	Sugarich (Brackley Dryers) Biddlesden Road Westbury Buckinghamshire	18/10/2017	25/04/2018	AVDC application - Approved
15/02615/ADP*	NKJ	28/07/2015	Approval of reserved matters pursuant to outline permission 03/02386/AOP relating to the construction of the link road from Parcel HW14 to Berryfields Lane (adjacent to the second primary school site) and ancillary works.	Berryfields Mda Bicester Road Quarrendon Buckinghamshire	18/08/2015	24/04/2018	Details Approved
17/04039/ADP*	SP	20/10/2017	Approval of reserved matters pursuant to outline permission 14/01010/AOP relating to access, appearance, landscaping, layout and scale for a residential development of up to 135 residential dwellings.	Former Bpc Hazells Tring Road Aylesbury Buckinghamshire	25/10/2017	23/04/2018	Details Approved

Reference	Off	Received	Proposal	Address	Valid	Decision Date	Decision
17/01840/AOP*	CLB	12/05/2017	Outline application for mixed use development comprising education including on site student accommodation (Use class D1 and C2), one hotel and short stay accommodation (C1), brand centre facilities supporting motorsport activities (sui generis), sports and leisure/adrenaline facility and family entertainment centre (D2), other motorsport related activity (sui generis). Parking and access arrangements, infrastructure including highways and utilities improvements. Associated landscaping and other ancillary works. (Application accompanied by an Environmental Statement)	Silverstone Motor Racing Circuit Silverstone Road Biddlesden Buckinghamshire NN12 8TN	31/05/2017	17/05/2018	Outline Permission Approved
16/03068/APP*	JAD	19/08/2016	Erection of a building for indoor equestrian exercise and storage of associated tack on land previously used for outdoor equestrian exercise and grazing.	Hollington Grange Grove Farm Lane Hollington Soulbury Buckinghamshire LU7 0DN	23/08/2016	14/05/2018	Refused
17/02222/APP*	NBU	11/06/2017	Redevelopment of the site to provide 14 residential dwellings, including access and parking (Revised Plans and Supporting Documentation submitted w/e 26/01/2018).	Land Rear Of Good Intent Edlesborough Buckinghamshire	19/06/2017	30/05/2018	Refused
17/01756/APP*	SP	09/05/2017	Erection of ten dwellings.	Land Rear Of 197 - 207 Aylesbury Road Wendover Buckinghamshire HP22 6AA	11/05/2017	20/04/2018	Refused

Reference	Off	Received	Proposal	Address	Valid	Decision Date	Decision
18/00216/APP*	JASTRA	18/01/2018	Erection of 20 no. two bed flats	Station House Tingewick Road Buckingham Buckinghamshire MK18 1ST	12/02/2018	14/05/2018	Refused
16/02641/APP*	JASTRA	18/07/2016	Demolition of existing Class B2 warehouse and construction of 50 residential units with access and associated parking	Hamilton Precision Ltd 10 Tingewick Road Buckingham Buckinghamshire	21/07/2016	20/04/2018	Approved
17/01841/ADP*	JASTRA	08/05/2017	Approval of reserved matters of appearance, landscaping, layout and scale relating to Phases 1 and 2 of outline permission 14/02666/AOP comprising 147 dwellings (including affordable and age-restricted dwellings), along with public open space, LEAP/NEAP, car and cycle parking, drainage and associated works.	Land At Haddenham Glebe Stanbridge Road Haddenham Buckinghamshire	08/05/2017	10/05/2018	Approved
17/01940/APP*	NKJ	19/05/2017	Erection of part two storey, part three storey 62 bed care home with associated access, parking and landscaping.	Land At Lace Hill London Road Buckingham Buckinghamshire	23/05/2017	27/04/2018	Approved
17/02012/APP*	NBU	24/05/2017	Development of land into a new motor dealership including erection of a new dealership facility comprising of showroom with administration offices, workshop with a MOT facility and associated parking, external display and valeting bays.	Land To East College Road North Aston Clinton Buckinghamshire	08/06/2017	11/05/2018	Approved
17/02994/APP*	JAMWIL	04/08/2017	Demolition of all existing buildings and structures and erection of 23 residential dwellings with associated landscaping, infrastructure and car parking.	Park Farm Church Lane Aston Clinton Buckinghamshire HP22 5HJ	04/08/2017	04/04/2018	Approved

Reference	Off	Received	Proposal	Address	Valid	Decision Date	Decision
17/04105/ADP*	SCOHAC	26/10/2017	Approval of reserved matters pursuant to outline permission 15/03814/AOP relating to appearance, landscaping, layout and scale for a residential development of up to 40 residential dwellings.	Land At Leighton Road Wingrave Buckinghamshire	26/10/2017	16/06/2018	Approved
17/03384/AOP*	NBU	31/08/2017	Outline application (including layout, scale and access) for a residential development of 21 dwellings, with associated car parking, landscaping and formation of new access	Land Adjacent To Bushmead Road Whitchurch Buckinghamshire	31/08/2017	01/06/2018	Approved
18/01250/APP	DW	09/04/2018	Creation of reptile embankments, hibernaculum and new natural habitat.	Land West Of Sandhill Road Middle Claydon Buckinghamshire MK18 2LD	10/04/2018	25/06/2018	Approved
18/01251/APP	DW	10/04/2018	Creation of reptile embankments, artificial badger setts, hibernacula and new natural habitat.	Land East Of Queen Catherine Road Steeple Claydon Buckinghamshire MK18 2ES	10/04/2018	25/06/2018	Approved
18/00951/APP*	DW	15/03/2018	Creation of two ponds, earthworks, hibernaculum, and new natural habitat	Land East Of Clare Farm Winslow Road Little Horwood Buckinghamshire MK18 3JW	20/03/2018	29/05/2018	Approved

Appeal performance – Quarter April to June 2018

In the quarter between **April** and **June** a total of 15 appeals were determined, 12 of which were against refusals of planning permission. Of the 12 appeals against refusals of planning permission which are used for reporting purposes 25% were allowed which is below the Council's target of not more than 35% appeals allowed.

A list of all the reportable allowed appeals in this quarter is set out below.

Application Reference: 16/00847/APP	Decision: Committee
Site: West End Farm, Brackley Road, Buckingham, Buckinghamshire, MK18 1JA	
Development: Demolition of existing buildings and erection of 72 extra care units, ancillary community facilities, including ancillary guest room, parking, landscaping and associated works.	
Note:	
Application Reference: 17/02448/APP	Decision: Delegated
Site: 16 Meadow Gardens, Buckingham, Buckinghamshire, MK18 1BJ	
Development: Erection of a 6ft close boarded and 4ft picket fence around the front of property - Retrospective	
Note:	
Application Reference: 17/03270/APP	Decision: Delegated
Site: The Old Piggery, The Common, Preston Bissett, Buckinghamshire	
Development: Demolition of existing buildings and erection of three dwellings including alterations to existing access	
Note:	