

Review of Development Control Performance 2007/2008

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The figures in the following appendices illustrate graphically elements of Development Control activity and their trends over appropriate periods. They include application workload, speed of determination, appeal and refusal data and fee income.

Appendix 1 - Applications Received and Determined.

Appendix 2 - Fee Income; Information from forms PS 1&2.

Appendix 3 - BVPI 109

This indicator has been retained and subdivided to assess performance for three categories of applications. The indicator is a significant input to the assessment of the Planning Delivery Grant.

109a – Major applications within 13 weeks

109b – Minor applications within 8 weeks

109c – All other applications within 8 weeks

Appendix 4 - E-Planning Pendleton Criteria.

All authorities have until this year been surveyed on an annual basis against Pendleton criteria for e-planning capabilities. While this has now ceased Appendix 4 describes the areas on which the Planning Service have concentrated improvements during 2007/2008.

Appendix 5 - BVPI 204 – Appeals

The number of planning appeal decisions allowed against the authority's decision to refuse planning applications and as a percentage of the total number of planning appeals.

Appendix 6 - Departures from the Development Plan

Appendix 7 -Enforcement Activity

Appendix 8 - Trees

Appendix 9 - Section 106 Agreements completed 2007/2008

Appendix 10 - Staffing Levels

Appendix 11 - Major Planning Application outstanding at the end of 31/03/2008.

2.0 Introduction

- 2.1 The purpose of this document is to inform Committee of the performance of Development Control across the range of services provided by the section.
- 2.2 To report to the Committee that following the Council's ceasing to be a Planning Standards Authority (PSA) at the end of March 2007 its improved performance in determining planning applications has been maintained during 2007/2008.
- 2.3 The information provided relates to the financial year 2007/2008.
- 2.4 The main function of the Development Control Section is to control development such that it conforms with
- the statutory development plan, in this case the City of Sunderland Unitary Development Plan adopted in 1998 and the subsequent alterations to that plan, together with the interim Regional Spatial Strategy. In due course these will be replaced by the Local Development Framework and Regional Spatial Strategy;
 - The Government's planning advice issued in Planning Policy Guidance notes which are being replaced incrementally by Planning Policy Statements.
- 2.5 In practice this covers a wide range of work as detailed in Section 4 of this document. Furthermore, there is an increased emphasis on customer service, which results in an increased proportion of time being spent on providing the public with planning advice and holding pre-application meetings with applicants and agents to identify the main planning issues raised by development proposals and ensuring that key information is provided with the application, rather than requested after submission, a process which would result in delay for all parties and affect performance.
- 2.6 The Government has introduced from 6th April 2008 a new planning application form, 1APP, and a new set of validation criteria for each type of application. Many of the latter are chosen by Councils from a list provided by Government, but can also include others the subject of adopted Development Plan policy. The validation list requires key information to be supplied with the application and should further reduce delay in determining planning applications.
- 2.6 In addition the Development Control Section also provides comment from a town planning perspective to the Licensing Committee on applications to licence premises.
- 2.7 The eleven appendices to this report cover the main performance indicators against which the Council's performance is assessed, together with fee income, staffing levels and section 106 agreements. Section 106 agreements are planning agreements entered into between the Council and the developer, where proposed development cannot be controlled through planning conditions alone. They can be time consuming to negotiate and prepare and in the past have been a major contributor to slow performance in relation to major applications. However, measures taken during 2005

and 2006 have speeded up the determination of these processes. In particular the procedure of employing “dual recommendations” when reporting to sub-committee on these applications, agreed by Planning and Highways Committee in November 2006, had a marked improving effect on performance in 2006/2007 and this has continued into 2007/2008.

2.8 Staffing levels have remained broadly the same in 2007/2008 as they were in 2006/2007 and this, together with the continued management approach towards more targeted working practices, has helped maintain this year the improvements reported last year

3.0 Summary

3.1 The total number of planning applications received in 2007/2008 was 2143 and the total number determined was 2005 (see Appendix 1). At the end of the period there were 370 applications on hand awaiting determination. The figures represent slight decreases from the levels in 2006/2007.

3.2 Details of planning application fee income are provided on a quarterly basis in Appendix 2. The total fee income for the year was £1,088,508.00

3.3 For the purposes of Best Value Performance Indicators planning applications are divided into three groups, major, minor and other applications.

3.4 Major applications include housing applications of more than ten units and retail, industrial/employment and other developments of over 1000sq m. Performance on major applications is measured by the percentage determined within 13 weeks of validation and the Government’s target is 65%. Minor applications cover developments with floorspaces below these threshold levels, where performance is measured by the percentage determined within 8 weeks. The Government target for Sunderland is 80%.

3.5 The “other” category relates to householder applications, applications for change of use, applications for listed building consent, conservation area consent and consents under the Advertisement Regulations. Performance in this area is also measured by the percentage determined within 8 weeks and the Government’s target for Sunderland is 80%.

3.6 The performance details are contained in Appendix 3. For the full year the Council determined 95.12% of major applications in 13 weeks, which is well beyond the Government’s target and an increase from the 2006/2007 figure of 81.7%. Similarly it determined 92.6% of minor applications and 97.72% of other applications in 8 weeks, both of which are increases on the previous year’s figures. At the end of 2007/2008 there were only 370 applications on hand awaiting determination, less than half the figure in 2007/2008 (806). These results represent a continuation of the marked improvement reported last year.

3.7 Prior to this year the Council’s planning function was also performance assessed (against Pendleton Criteria) in relation to its implementation of e-government, that is the level of its services which can be delivered online.

This requirement has now ceased, however, the previous Pendleton Criteria are still used by the Development Control section to ensure that progress continues and standards do not fall below those expected by Government. Appendix 4 outline the areas on which work has been concentrated in 2007/2008

- 3.8 In order to achieve maintain these standards, the Development Control Section has developed the Documents Management System (DMS) which was installed last year. The DMS allows the section to process and deal with planning application in an electronic format and this has been developed to incorporate tree application, enforcement work and planning and enforcement appeals.
- 3.9 Some of the Government's performance indicators attempt to measure quality of service. In particular the number of successful appeals against the Council's refusals of planning permission. These are considered in Appendix 5 in terms of the Council's own performance. 42.86% of appeals against the Council's decisions were allowed and this represents a decline from 2006/2007 when only 22.95% were allowed. Of these appeal figures only 2 decisions taken by sub-committee were appealed against. One of which was successful and one was dismissed (50%).
- 3.10 Although a similar pattern of increased numbers of appeals upheld is apparent across Tyne and Wear the trend is a cause of concern. A training session was recently held with a senior Inspector from the Planning Inspectorate and it is the intention to have further training on the production of appeal statements and evidence.
- 3.11 The second quality of service indicator relates to the number of applications which were granted permission which constituted "departures" from the statutory development plan, i.e. the City of Sunderland Unitary Development Plan and the Interim Regional Spatial Strategy.
- 3.12 In Sunderland's case over the year 2 departure applications were granted planning permission out of a total of 3 submitted, see Appendix 6. This is a similar ratio to 2006/2007 (13 approved out of 20), but the overall figure for departure applications was much lower. The figure reflects, as could be expected, the use of the UDP which was adopted in 1998 and that the Council is working to replace it with the Local Development Framework. In addition since 1998 an increasing number of applications have been approved associated with housing or mixed-use regeneration proposals as opposed to the older monoculture approach to land allocation. During 2007/2008 these included the development of land at Silksworth Row for 124 residential apartments, hotel and offices.
- 3.13 Current development control performance reflects all of these changes and the Council's emerging Local Development Framework will increasingly update the policy basis on which applications will be determined. Consequently the number of "departure" applications approved should decline as the LDF progresses towards adoption.

- 3.14 Enforcement Action is at the discretion of the Council, but is a key area of work in implementing the planning policies of the Council. It covers a wide area of work, including the regularisation of unauthorised development and unauthorised advertisements, unauthorised works to listed buildings and demolition works in Conservation Areas and works to address neglected land and buildings and unauthorised works to or removal of protected trees. It is generated both by complaints by members of the public and planning officers awareness.
- 3.15 The details of workload, expressed as cases in each area of enforcement work expressed as a percent of total casework, are at Appendix 7. Only a small proportion of the overall case work becomes formal enforcement action, as in most cases the contraventions are regularised through negotiation or retrospective planning applications.
- 3.16 The main areas of activity cover work to regularise unauthorised development both in terms of operational development, i.e. the carrying out of building or engineering works and mining or other operations (34.2% of the total workload) and changes of use of land and buildings (13.68%). Other major work areas are action to correct breaches of planning conditions (21.87%), work on neglected buildings (4.97%) and action against unauthorised outdoor advertisements (7.78%).
- 3.17 Most importantly successful enforcement action sends out a message that, where planning control is applicable, the Council will not accept without challenge unauthorised development, or demolitions, the removal of protected trees or permit land and buildings to be neglected, which are environmentally harmful. These matters contribute to achieving an attractive living environment in the City, supporting both social and economic regeneration.
- 3.18 Tree Protection work, shown in Appendix 8, forms a small but important and specialised part of Enforcement (0.21% of cases). However, tree protection work is also proactive and 2.86% of the tree casework relates to procedures to make new tree preservation orders while 74.29% of the work concerns determining applications (TPA) to undertake works to trees protected by TPOs, and 22.86% relates to applications for works to trees in conservation areas (TPC). The remainder of the work covers negotiations between applicants and the Tree Officer on the need to consider and protect trees both at the pre-application stage and within the process of determining planning applications. This would include, for example, requiring tree surveys to be undertaken and checking the accuracy of the submitted information.
- 3.19 Section 106 Agreements or planning obligations are a mechanism between applicants and the Council to address issues raised by planning applications which cannot be covered satisfactorily by planning conditions. They usually relate to the pressures which proposals contained in major applications for housing, employment and retailing will place on existing physical and social infrastructure. Typical examples include the impact on the capacity of the local transport network to accommodate journeys

generated by the development, the number of new children to be accommodated in schools in the area and the need for additional openspace/playspace generated by new housing development. Resolving these issues usually involves payment of financial contributions to improve the infrastructure requirements.

- 3.20 The details of the Section 106 agreements completed during 2007/2008 are shown at Appendix 9. During the year 30 Section 106 Agreements have been completed, and if the developments all take place will generate £823,854. Most of these agreements relate to residential development where contributions towards play facilities at nearby parks or existing play areas have been sought. Other Section 106 Agreements cover a range of matters not capable of being controlled through planning conditions.
- 3.21 Section 106 obligations involve negotiation and agreement and considerable legal work. They inevitably, therefore, involve a procedural delay in determining applications in that there has to be a decision to approve the application subject to the agreement, usually at a DC sub-committee, followed by finalising the agreement and subsequent issue of the planning permission. It is this which often in the past resulted in the failure to determine a major application within 13 weeks.
- 3.22 Working practices to resolve these problems were identified in 2006 and implemented in close liaison with other service areas, the City Solicitor in particular. They include pre-application meetings with all parties involved and active monitoring of applications at critical stages to maximise the time to complete planning agreements and the use of standard wording for agreements and levels of contributions for playspace being known in advance by both applicants and DC case officers. In addition the Planning and Highways Committee agreed in November 2006 to introduce dual recommendations when determining major planning applications at DC sub-committees, whereby the decisions are delegated to the Director of Development and Regeneration to approve the application if the section 106 agreement is completed by a specified date or to refuse permission if it is not completed by then. Continued use of these practices have contributed to the high levels of decisions being reached during the "performance" required periods, particularly those related to major applications.
- 3.23 Details of current staffing levels are shown in Appendix 10. They are very similar to last years levels both in terms of actual numbers and the personnel involved.
- 3.24 In the Review of Development Control Performance in 2006 it was noted that Addisons (consultants who report to the Secretary of State for Communities and Local Government on these matters) identified a number areas for improvement to remove sources of delay and help performance. These included halting high staff turnover, and the fact that no-one has left the team during 2007/2008 has helped performance both in terms of

numbers and the quality of decisions, as those who gained experience have remained with the section.

- 3.25 Appendix 11 details the 6 major applications which were still on hand at the end of March 2008.

4.0 Functions and Services

- 4.1 To carry out the administrative and technical processes involved in regulating the statutory requirement to apply to the Local Planning Authority for planning permission to undertake development. This relates to receiving and determining planning applications and also undertaking enforcement action in relation to development which is unauthorised.
- 4.2 To carry out similar administrative and technical processes in relation the statutory requirements to obtain Listed Building Consent or Conservation Area Consent in relation to certain works to listed buildings and unlisted buildings in conservation areas.
- 4.3 To carry out similar administrative and technical processes in relation the statutory requirement to obtain consent for works to or the removal of trees protected by tree preservation orders. The section also administers the Council's powers to make Tree Preservation Orders.
- 4.4 To carry out the Council's powers to require proper maintenance of land and similar powers to require maintenance of listed buildings.
- 4.5 To carry out similar administrative and technical processes in relation the statutory requirements to obtain express consent to display advertisements contained in the Advertisement Regulations.
- 4.6 To provide advice to members of the public and Councillors on the above matters.

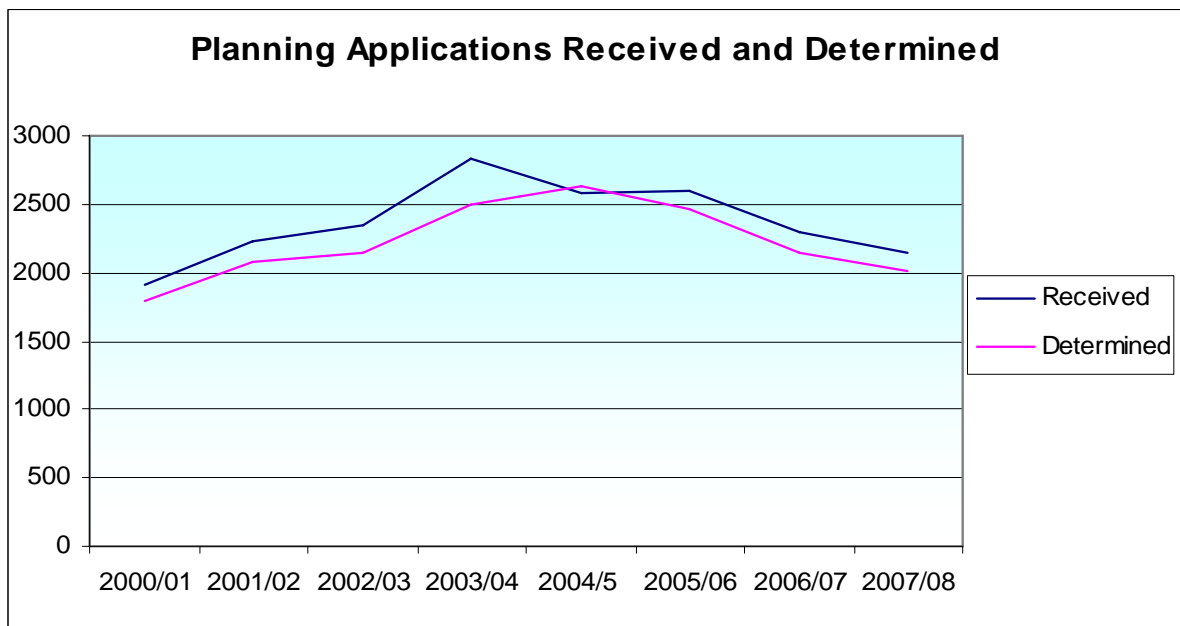
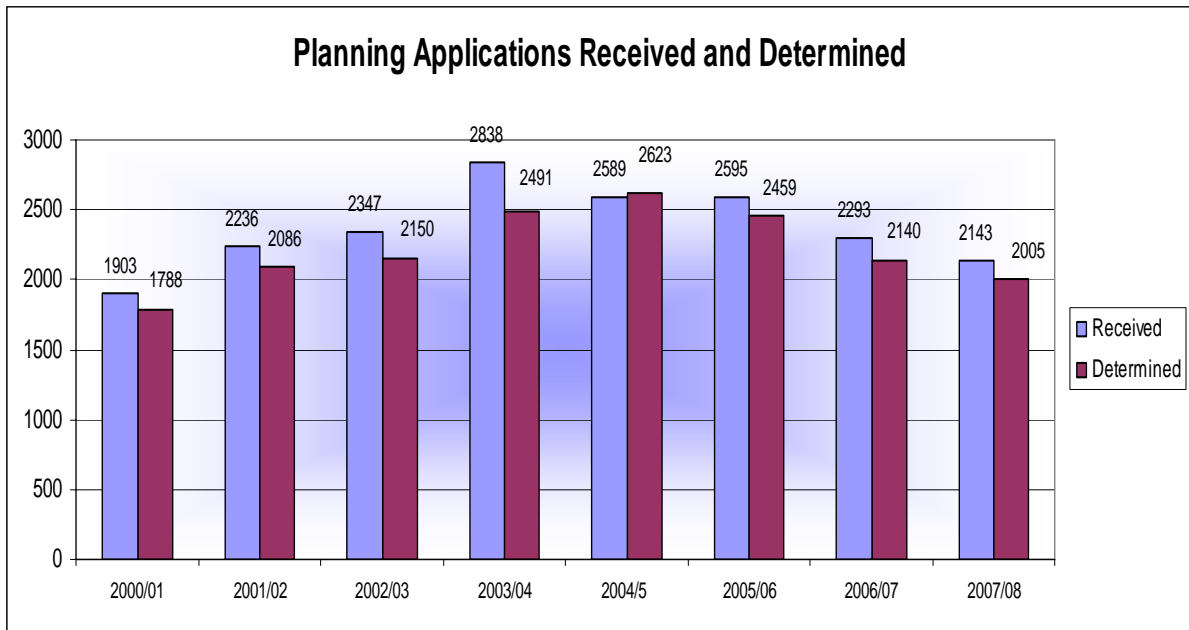
5.0 Statutory Duties

- 5.1 The section exercises a wide range of statutory duties on behalf of the Council, mostly covering the control of development, works to listed buildings and in conservation areas, measures to protect trees and to control advertisements.
- 5.2 Key legislation includes;
- The Town and Country Planning Act 1990
 - The Planning (Listed Buildings and Conservation Areas) Act 1990
 - The Town Planning and Compulsory Purchase Act 2004

Appendix 1

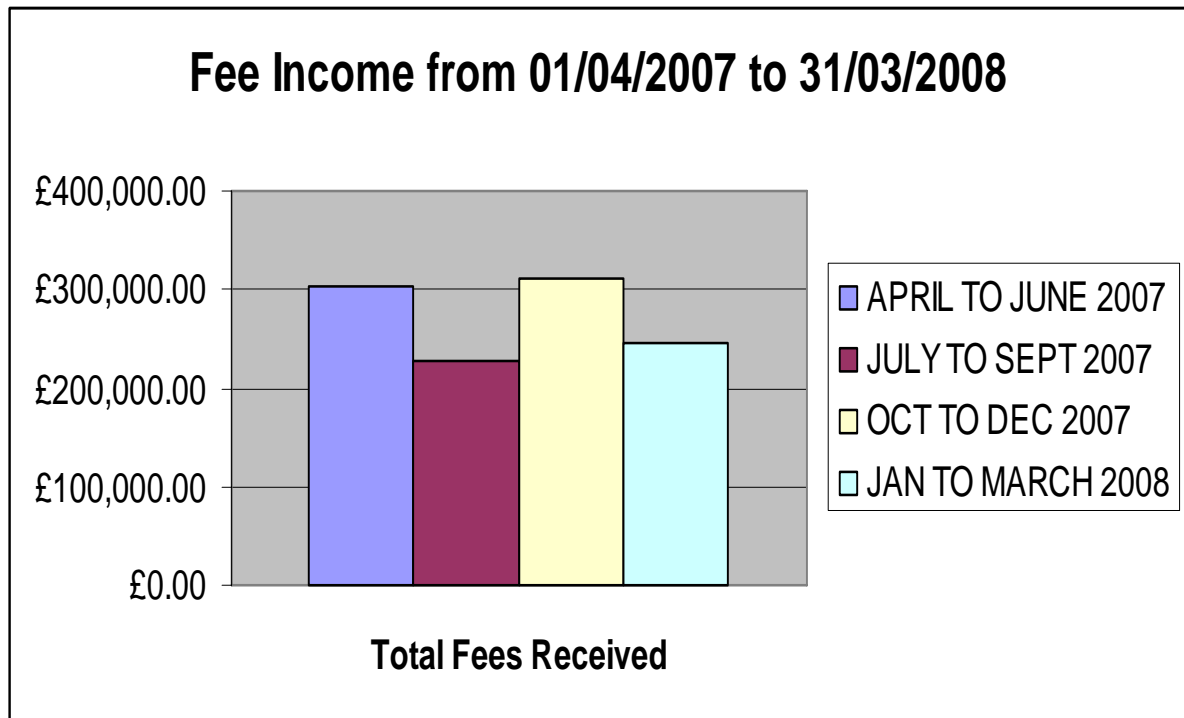
Applications Received and Determined

Planning Applications	2000/01	2001/02	2002/03	2003/04	2004/5	2005/06	2006/07	2007/08
Received	1903	2236	2347	2838	2589	2595	2293	2143
Determined	1788	2086	2150	2491	2623	2459	2140	2005



Appendix 2

Planning Application Fee Income



Total Fee Income over the year = **£1,088,508.00**

Appendix 3

BVPI 109

Major Planning Application 2007/2008

BVPI 109a

Quarter	Total	<13 weeks	As %
April –June 2007	21	20	95.24%
July – Sep 2007	24	21	87.50%
Oct –Dec 2007	16	16	100.00%
Jan –Mar 2008	21	21	100.00%
Total	82	78	95.12%

Minor Planning Application 2007/2008

BVPI 109b

Quarter	Total	< 8 weeks	As %
April –June 2007	121	109	90.08%
July – Sep 2007	121	113	93.39%
Oct –Dec 2007	117	113	96.58%
Jan –Mar 2008	114	103	90.35%
Total	473	438	92.60%

Other Planning Applications 2007/2008

BVPI 109c

Quarter	Total	< 8 weeks	As %
April –June 2007	445	428	96.18%
July – Sep 2007	397	387	97.48%
Oct –Dec 2007	356	353	99.16%
Jan –Mar 2008	252	249	98.81%
Total	1450	1417	97.72%

At the end of 2007/2008 the Council had 370 planning application on hand awaiting determination.

Appendix 4

E-Planning Pendleton Criteria

The tables in this section indicate the 17 criteria that in previous years were used to assess the planning services for Planning Delivery Grant. The standards cover the whole planning service and not just Development Control.

Over the period of 2007-2008 there has been no formal assessment of the Planning service.

Development Control has an E-government team which continually reviews and enhances procedures to embrace the e-government initiatives. The previous Pendleton Criteria is used as a baseline for internal assessment to continually ensure that our e-standards do not fall below the standards expected by Central Government.

The Development Control section is focusing on improvement on e-consultation with various stakeholders, there are many key benefits to be achieved by embracing e-technology, reduction in posted, paper and faster transmission of information enabling consultees to access information quicker and respond to Planning Officers more quickly.

Following the successful implementation of the Document Management System in April 2007, the system has been further developed to incorporate tree applications, Enforcement cases and Planning/Enforcement appeals. The system is continually reviewed and enhanced to meet legislative changes.

The Planning Service has also implemented Planning Public Access which covers, Planning Applications, Tree Applications, Appeal Cases and brief details of Enforcement Cases. This allows the public and stakeholders to view the information when it is convenient to them, in return reducing the number of customers/stakeholders needing to view information at the Civic Centre.

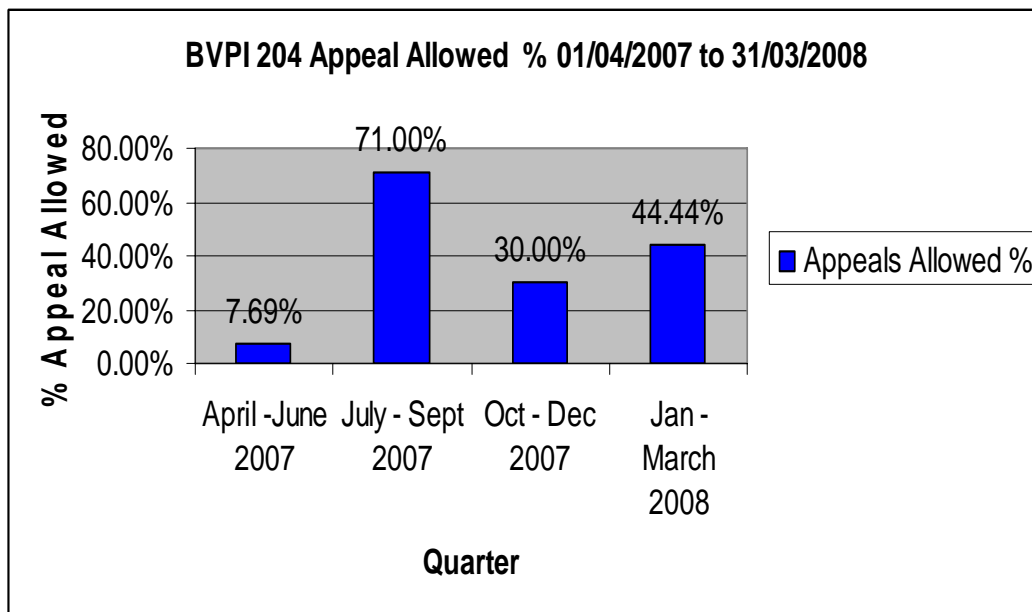
The Development Control actively promotes the submission of electronically planned applications through the Planning Portal.

Appendix 5

Planning Appeal Performance

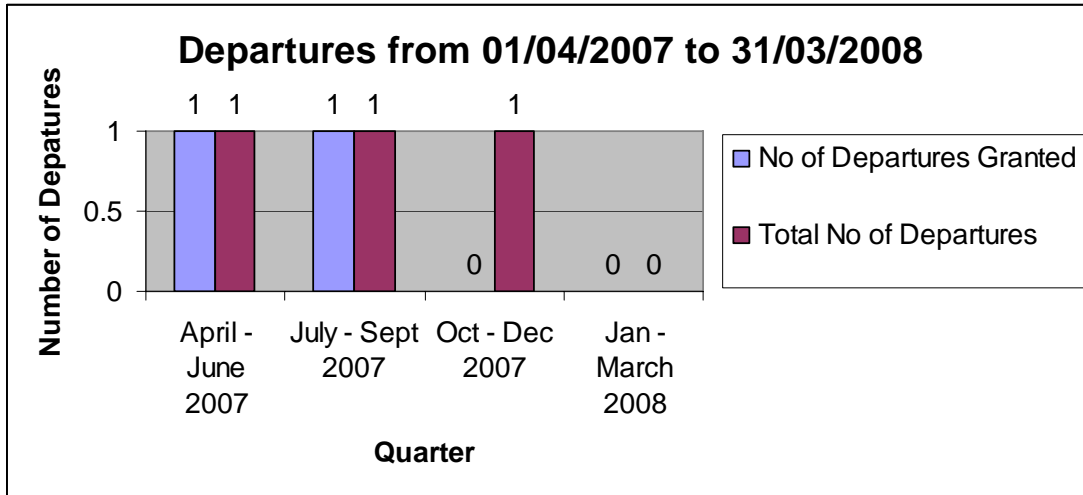
BVPI 204

Quarter	Determined	Allowed
April - June 2007	13	1
July - Sept 2007	14	10
Oct - Dec 2007	20	6
Jan - March 2008	9	4



Appendix 6

Departures from the Development Plan



Total Number of Departures 01/04/2007 to 31/03/2008	Total Number Granted	Total Granted As %
3	2	66.67%

Appendix 7

Enforcement Action between 01/04/2007 to 31/03/2008

*Action means Enforcement Investigations

Type of Case	Number of Cases	As %
Operational Development	330	34.20%
Unauthorised Advertisement	75	7.78%
Damage to TPO & Conservation Area	2	0.21%
Article 4	8	0.83%
Breach of Condition	211	21.87%
Unauthorised Development in a Conservation Area	2	0.20%
Demolition in Conservation Area	0	0%
Unauthorised Change of Use	132	13.68%
Hedgerow removal	0	0%
Neglected Land	48	4.97 %
Listed Building	18	1.86%
Neglected Buildings	138	14.30%
Breach of Section 106 agreement	1	0.1%
Total Number of Case	965	100%

At the end of the year there are 23 enforcement cases pending with notices issued and 182 enforcement cases pending consideration.

Appendix 8

Tree Activity 01/04/2007 to 31/03/2008

Type of Case	Total	As %
TPA	52	74.29%
TPC	16	22.86%
TPO	2	2.86%

TPA Approval for work to Tree Preservation Order trees

TPC Approval for works to trees protected by Conservation Area status

TPO New Tree Preservation Orders

Appendix 9

New Section 106 Agreements 2007/2008

Application Number	Site Address	Section 106 Clause	Date Agreement Signed
07/02667/S106	Debsons Ltd 42-45 Nile Street Sunderland SR1 1ES	Financial contribution of £15,180 towards off-site play facilities at either Mowbray Park, Hudson Road Primary School or the Old Ophanage within 2 years of the completion of the development.	24-Sep-07
07/04846/S106	Phase 3 Land North Off Doxford Park Sunderland	To pay the Council by way of a financial contribution £84,480 towards the upgrading/provision of new play equipment off site Saint Matthew Playfields within 2 years of the completion of the development	25-Jan-08
07/04430/S106	19-26 Westward Place Harraton Washington NE38 9AR	To pay the Council by way of a financial contribution £10,560 towards the upgrading/provision of new play equipment off site Rickelton or Holly Park within 2 years of the completion of the development	20-Dec-07
07/04646/S106	15-18 Hudson Road Sunderland SR1 2LL	To pay the Council by way of a financial contribution £16,500 towards the upgrading/provision of new play equipment off site Mowbray Park or Hudson Road School within 2 years of the completion of the development	10-Jan-08
07/03655/S106	Kensington Esplanade 12 - 14 Gray Road Sunderland SR2 8JB	To pay the Council by way of a financial contribution £21,120 towards the upgrading/provision of new play equipment off site Mowbray Park, Back House Park, Hudson Street Primary School within 2 years of the completion of the development	06-Nov-07

07/03865/S106	1,3 And 5 Tunstall Village Green Sunderland SR3 2BU	To pay the Council by way of a financial contribution £6,600 towards the upgrading/provision of new play equipment off site Silksworth Recreation or Ryhope Recreation within 2 years of the completion of the development	19-Nov-07
07/03808/S106	Land East Of Windermere Crescent Shiney Row Houghton-Le-Spring	To pay the Council by way of a financial contribution £100,000 Penshaw to Herrington Link Road within 5 Years of the completion of the Site	15-Nov-07
07/03808/S106	Land East Of Windermere Crescent Shiney Row Houghton-Le-Spring	To pay the Council by way of a financial contribution £49,500 towards the upgrading/provision of new play equipment off site Herrington Country Park or Barnwell Park within 2 years of the completion of the development	15-Nov-07
07/03301/S106	Site Of Benedict Building Saint Georges Way Sunderland	To pay the Council by way of a financial contribution £29,486 + Additional £874.00 towards the provision of off site play facilities in either Mowbray Park, Backhouse Park or Hudson Road Primary School within 2 years of the completion of the development	04-Oct-07
07/02758/S106	Health Centre Coleridge Road Sunderland SR5 3PP	To pay the Council by way of a financial contribution £17,820 towards off-site play facilities at either Hylton Castle Play Area or Hylton Redhouse School site within 2 years of the completion of the development	10-Sep-07
07/04004/S106	54 Roker Avenue Sunderland	Restricted occupancy no vehicles at 2 Flats	25-Oct-07
07/04679/S106	Land South Of Faber Road And East Of Shakespeare Street Southwick Phase 4 Sunderland	To pay the Council by way of a financial contribution £48,180 towards the upgrading/provision of new play equipment off site New Southwick Primary School within 2 years of the completion of the development	08-Jan-08

07/04546/S106	Saint Margarets Church Hylton Castle Road Sunderland SR5 3ED	To pay the Council by way of a financial contribution £7,920 towards the upgrading/provision of new play equipment off site Option A Billy Hardie Centre or Option B Hylton Castle Play Area within 2 years of the completion of the development	04-Jan-08
07/04740/S106	Roker Convenience Store 47 Roker Avenue Sunderland SR6 0HT	No car parking for the Ground two flats	19-Dec-07
07/03448/S106	6 Bede Street Sunderland SR6 0NS	At least one of the residential flats (including and part thereof) situated on the land shall not be occupied by any person (a) who owns lease hires or keeps a motor vehicle which is parked stored or kept (whether permanently to temporarily) within a radius of 400m of the Land without the written consent of the Council or (b) who has been granted consent in accordance with paragraph (a) above and who is in breach of any one or more of the terms of such consent.	22-Nov-07
07/03583/S106	3 Argyle Street Sunderland SR2 7DH	At least one of the residential flats (including and part thereof) situated on the land shall not be occupied by any person (a) who owns lease hires or keeps a motor vehicle which is parked stored or kept (whether permanently to temporarily) within a radius of 400m of the Land without the written consent of the Council or (b) who has been granted consent in accordance with paragraph (a) above and who is in breach of any one or more of the terms of such consent.	25-Oct-07

07/01885/S106	Land South Of Faber Road Southwick	To pay the Council by way of a financial contribution £77,220 towards off-site play facilities at the new Southwick School within 2 years of the completion of the development	25-Jul-07
07/01250/S106	Land To The East Saint Peters Gate 10 Sunderland SR6 0AN	To pay the Council by way of a financial contribution £16,380.40 towards the formation of a subway crossing within 2 years of the completion of the development	13-Jun-07
07/01859/S106	Site Of Windsor Crescent / Hall Lane Houghton-Le-Spring	To pay the Council by way of a financial contribution £54,780 towards the upgrading/provision of new play equipment off site Kirk Lees Play Area within 2 years of the completion of the development	02-Aug-07
07/01558/S106	Site Of Warwick Garage Warwick Terrace New Silksworth Sunderland SR3 1BT	To pay the Council by way of a financial contribution £37,620 towards the upgrading/provision of new play equipment off site Silksworth Sport's Complex within 2 years of the completion of the development	16-Jul-07
07/01517/S106	Former YMCA Lambton Lane Houghton-Le-Spring DH4 6HP	To pay the Council by way of a financial contribution £36,960 towards the upgrading/provision of new play equipment off site either Dubmire School or Kier Hardie within 2 years of the completion of the development	05-Jul-07
07/00131/S106	Site Of 1-20 Thames Crescent Fence Houses Houghton-Le-Spring	To pay the Council by way of a financial contribution either £21153 or £21978 towards the provision of off site play facilities in either Dubmire Primary School or Keir Hardie play area within 2 years of the completion of the development	12-Apr-07

07/00399/S106	Site Of (Phase 1) Faber Road Sunderland	To pay the Council by way of a financial contribution £7,920 towards the upgrading/provision of new play equipment off site at the new Southwick School within 2 years of the completion of the development	27-Apr-07
07/00901/S106	Land Of Former Halls Garage Derwent Terrace Columbia Washington	To pay the Council by way of a financial contribution £9,240 towards the provision of off site play facilities in either Glebe Park within 2 years of the completion of the development	13-Jun-07
07/00635/S106	The Manager South Lodge 12-13 South Cliff Sunderland SR6 0PH	To pay the Council by way of a financial contribution £9,900 towards the provision of off site play facilities in either Roker Park, Thompson Park or Roker Foreshore within 2 years of the completion of the development	16-May-07
06/05264/S106	Thirkells Garage Adjacent 26A Stockton Road Sunderland SR2 7AQ	To pay the Council by way of a financial contribution £14,102 towards the provision of off site play facilities in either Mowbray Park, or Backhouse Park within 2 years of the completion of the development	12-Apr-07
06/04956/S106	1-9 Esplanade The Sunderland	To pay the Council by way of a financial contribution £16,666 towards the provision of off site play facilities in either Mowbray Park, Backhouse Park or Hudson Road Primary School within 2 years of the completion of the development	22-May-07
06/03772/S106	Former Westmoor Engineering Ltd Florida Street Sunderland	To pay the Council by way of a financial contribution £12,820 towards the provision of off site play facilities in Hylton Road playing fields within 2 years of the completion of the development	13-Dec-07

07/00768/S106	Land Adjacent Burtree/Cambrian Way Lambton Washington NE38 0RA	To pay the Council by way of a financial contribution £17,948 towards the provision of off site play facilities in Holly Park within 2 years of the completion of the development	27-Apr-07
05/02183/S106	Dunn House North Bridge Street Sunderland	The Agreement is required in respect of the following: (a) Full-time education or (b) Full-time employment of 35 hours per week or more	04-Apr-07

Appendix 10

Staffing Levels 01/04/2007 to 31/03/2008

1 Development Service Manager

1 Technical Manager

1 Principal Planner

5 Senior Planners

7 Planning Officers (1 is currently on a 2 ½ year career break, 1 is only a Temporary Planning Officer to cover the officer on the career break)

1 Planning Officer is 30 hours per week

1 Part Time Planning Officer

3 Full Time Temporary Planning Officers

2 Student Planners

3 Technical Assistants

1 E- Champion/Senior Planner

1 E-Government Officer

1 E-Government Clerk

1 Enforcement Team Leader

3 Enforcement Officers

1 Part Time Technical Administrator (Enforcement)

1 Officer Manager

1 Deputy Officer Manager

6 Technical Administrators

2 Technical Administrator assistants

2 Clerks (1 Clerk on secondment from the 1/01/2007)

1 ITEC Placement

The Development Service Manager is a Fellow of the Royal Institution of Chartered Surveyors.

From the establishment of planning staff, 11 are Members of the Royal Town Planning Institute. One Technical Assistant is a Technical Member of the Royal Town Planning Institute

1 Technical Assistant is a professional member of the Arboricultural Association.

Administration staff are trained to validate planning applications and give limited technical advice, including fees on applications either by telephone or at reception.

One enforcement officer and one technical assistant are nearing completion of their final year of a Master in Town and Country Planning at Newcastle Upon Tyne University.

Appendix 11

Major Planning Application outstanding at the end of 31/03/2008.

Application Number	Case Officer	Site Address	Proposal	Applicant Name	Date Valid	8 Week Date	13 Week Date
02/02119/LEG	Mr Steve France	Saint Peters Wharf Bonnersfield Sunderland.	Mixed use development in 6 blocks (4 full, 2 outline) comprising 247 loft apartments, 2578 m2 offices, 725 m2 class A3, 281 car parking spaces, landscaping, means of access and stopping up of highways and footways. Amended scheme(7.11.03).	Akenside Quays Ltd.	28-Oct-02	23-Dec-02	23.09.2003
03/02670/LEG	Mr Steve France	Rainton Bridge South PHASE II Chilton Moor Houghton-Le-Spring Tyne And Wear DH4 6PU	Erection of a three storey office development of 10,800 sqm foot print with 431 car parking spaces and associated landscaping.	Marcus Boret	31-Oct-03	26-Dec-03	30.01.2004
04/01568/OUT	Mr Jamie Reed	Sunderland Association Football Club Stadium Of Light Stadium Park Vaux Brewery Way Sunderland SR5 1YN	Erection of ten storey hotel incorporating two storey academy in existing parking area.	Sunderland Association Football Club	25-Jun-04	20-Aug-04	24.09.2004
06/02209/FUL	Miss Danielle Scott	Land At Murton Lane Easington Lane Houghton-Le-Spring	Hybrid planning application comprising: Outline application for residential development and neighbourhood park; full application for Phase 1 residential development on two parts of site.	England And Lyle	12-Jun-06	11-Sep-06	11/09/2006
07/04411/FUL	Mr Kevin Farrell	Flodden Road Sunderland	Erection of 90 no. residential dwellings with associated works and stopping up of existing highway. (AMENDED PLANS AND DESCRIPTION).	Gladedale (Sunderland) Limited	22-Nov-07	17-Jan-08	21/02/2008
07/05460/FUL	Miss Vicky Irwin	Land To The North Of And Adjacent To Former Dagmar Public House Whitchurch Road Sunderland	Proposed erection of 39no two storey dwellinghouses, informal and formal open space and new access arrangements from Whitchurch Road.	Mr Gordon Burns	09-Jan-08	05-Mar-08	09/04/2008