

DEVELOPMENT CONTROL PERFORMANCE 2008/2009

REPORT OF THE DIRECTOR OF DEVELOPMENT AND REGENERATION

1.0 PURPOSE OF THE REPORT

1.1 The purpose of the report is to advise Committee of the performance of the Development Control service over the first three quarters of the financial year 2008/2009.

2.0 BACKGROUND TO DEVELOPMENT CONTROL PERFORMANCE

2.1 Under the code of practice contained at Annex A in Circular 28/83 Publication by Local Authorities of Information About The Handling of Planning Applications, all Local Planning Authorities are asked to report to members at quarterly intervals the number of applications by category of development decided during the quarter, the number of applications on hand and not yet decided and a list of all applications over 13 weeks old and still awaiting a decision. The purpose of this report is to provide that information for quarters 1, 2 and 3 of 2008/2009, i.e. April to June, July to September and October to December inclusive. Additional information is also provided on applications decided on an annualised basis.

2.2 Since April 2008 planning statistics have been gathered using a new format with BVPI 109 replaced by a national indicator NI 157. The revised indicator measures not only the performance of the service but also the continuing improvement. The performance figures are now accessed by the Audit Commission directly from quarterly statistical returns to Communities and Local Government (CLG). Performance against NI 157 will be a key performance measure in the Comprehensive Area Assessment (CAA) framework.

3.0 SUMMARY OF DEVELOPMENT CONTROL PERFORMANCE

3.1 Performance in determining major, minor and other applications currently surpasses the levels set by NI 157 with 88.24%, 100% and 100% recorded for quarters 1, 2 and 3 for major applications compared to the NI 157 target of 60% and the locally set target of 82%.

3.2 For minor applications the figures are 96.52%, 97.80% and 96.97% compared to the NI 157 target of 65% and the locally set target of 93%.

3.3 For other applications the figures are 97.00%, 99.29% and 97.50% for the same quarters compared to the NI 157 target of 80% and the locally set target of 93%.

3.4 These figures together with the monthly breakdown are show at Appendix 1. In every single case these figures represent an improvement on those from 12 months ago.

3.5 The annualised summary of performance forms Appendix 2 to this report and trajectories in respect of major, minor and other applications form Appendices 3 to 5. The lines in these graphs relating to the future i.e. beyond the third quarter of 2008/09, do not show a predicted downturn in performance but show the extent to which the locally set targets (shown as 'goal' on the graphs) have been exceeded.

- 3.6 Comparison of the current annualised figure with those from 12 months ago does show a downturn in the number of applications being received, reflecting the downturn in the economy. This trend will be further examined in the annual Review of Development Control Performance for 2008/2009, which examines figures for the whole financial year and is normally reported to Committee in July.
- 3.7 The numbers of applications on hand and not yet decided at the end of the July to September quarter was 157, which represents a fall from the figure at the end of quarter 2 (175). The list of all applications over 13 weeks old and still awaiting a decision forms Appendix 6 to this report.

4.0 RECOMMENDATION

- 4.1 The Committee is recommended to note the contents of this report.

APPENDIX 1 NI 157 MONTHLY AND QUARTERLY SUMMARY

Major Q1-12			Targets (N) 60% (L) 82%				
	total	<13weeks	as %				
Apr-08	6	5	83.33%				
May-08	8	7	87.50%				
Jun-08	3	3	100.00%	Q1.	17	15	88.24%
Jul-08	6	6	100.00%				
Aug-08	4	4	100.00%				
Sep-08	8	8	100.00%	Q2.	18	18	100.00%
Oct-08	6	6	100.00%				
Nov-08	1	1	100.00%				
Dec-08	3	3	100.00%	Q3.	10	10	100.00%
Total Year					45	43	95.56%

Minor Q13-18			Targets (N) 65% (L) 93%				
	total	< 8 weeks	as %				
Apr-08	46	45	97.83%				
May-08	53	52	98.11%				
Jun-08	16	14	87.50%	Q1.	115	111	96.52%
Jul-08	33	32	96.97%				
Aug-08	30	30	100.00%				
Sep-08	28	27	96.43%	Q2.	91	89	97.80%
Oct-08	29	29	100.00%				
Nov-08	11	11	100.00%				
Dec-08	26	24	92.31%	Q3.	66	64	96.97%
Total Year					272	264	97.06%

Other Q19-27			Targets (N) 80% (L) 93%				
	total	< 8 weeks	as %				
Apr-08	124	121	97.58%				
May-08	130	130	100.00%				
Jun-08	81	74	91.36%	Q1.	333	323	97.00%
Jul-08	96	96	100.00%				
Aug-08	83	81	97.59%				
Sep-08	103	103	100.00%	Q2.	282	280	99.29%
Oct-08	83	82	98.80%				
Nov-08	48	46	95.83%				
Dec-08	69	67	97.10%	Q3.	200	195	97.50%
Total Year					815	798	97.91%

Appendix 2. Development Control - Annualised Performance.

Major

Minor

Other

	Total	<13 weeks	
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	Total	<8 weeks	
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	Total	<8 weeks	
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Q4. 07/08 TOTAL	21	21	100%
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Q4. 07/08 TOTAL	114	103	90.35%
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Q4. 07/08 TOTAL	252	249	98.81%
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Q1. 08/09 TOTAL	17	15	88.24%
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Q1. 08/09 TOTAL	115	111	96.52%
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Q1. 08/09 TOTAL	333	323	97.00%
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Q2. 08/09 TOTAL	18	18	100%
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Q2. 08/09 TOTAL	91	89	97.80%
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Q2. 08/09 TOTAL	282	280	99.29%
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Q3.08/09 TOTAL	10	10	100%
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Q3.08/09 TOTAL	66	64	96.97%
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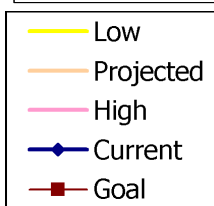
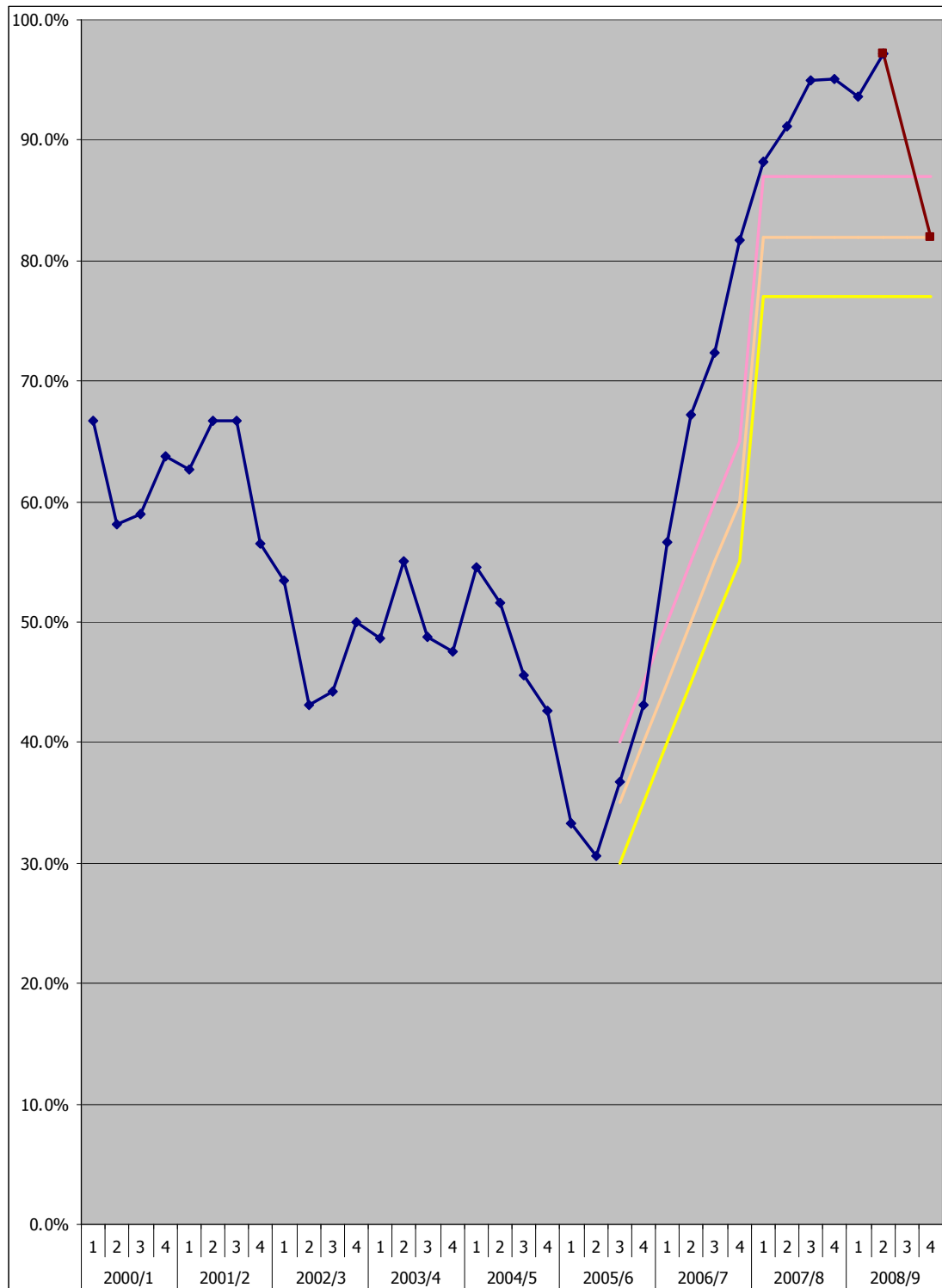
Q3. 08/09 TOTAL	200	195	97.50%
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Total	66	64	96.97%
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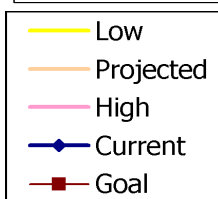
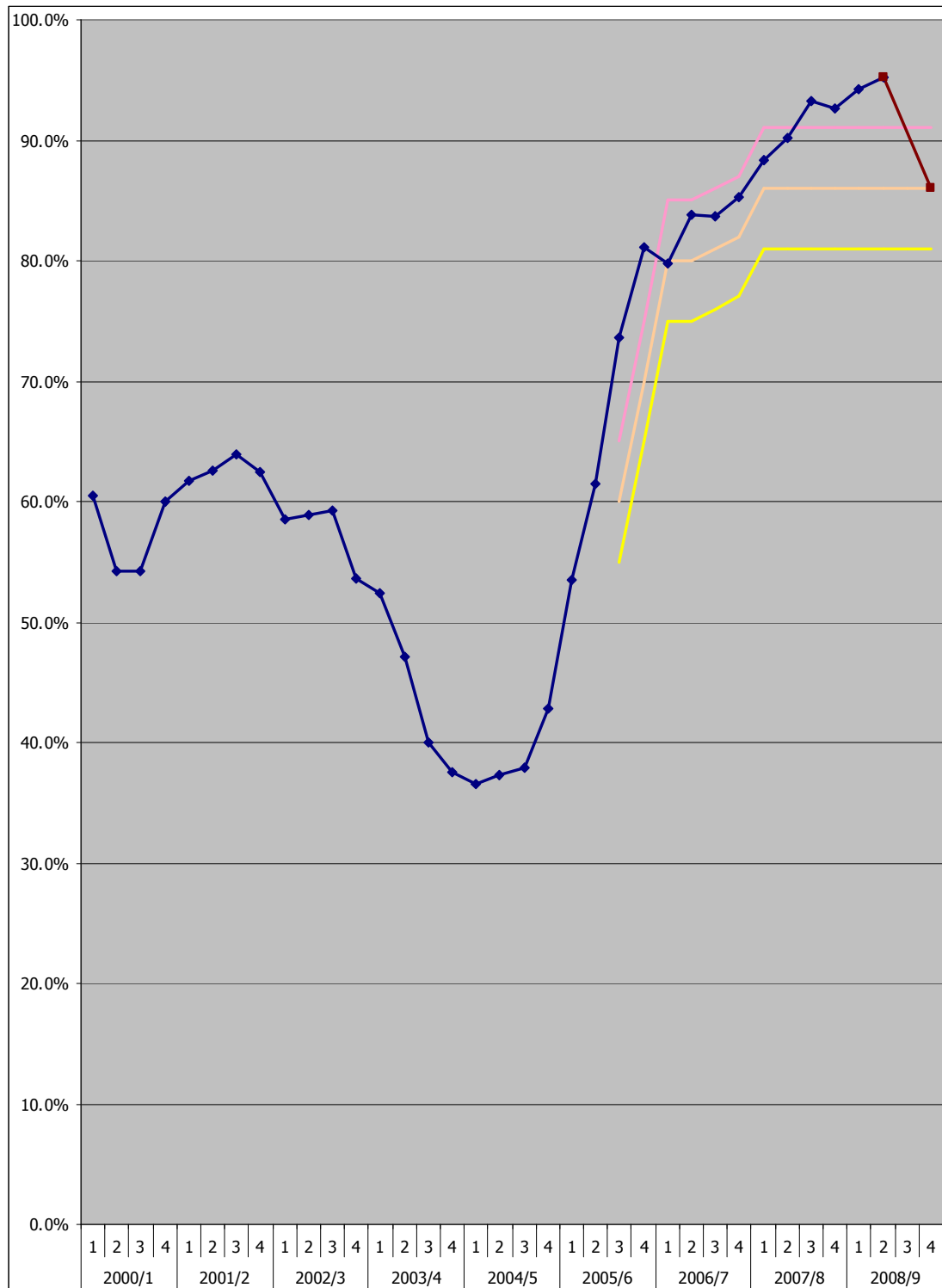
Total	386	369	95.60%
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Total	1223	1205	98.53%
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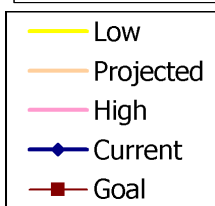
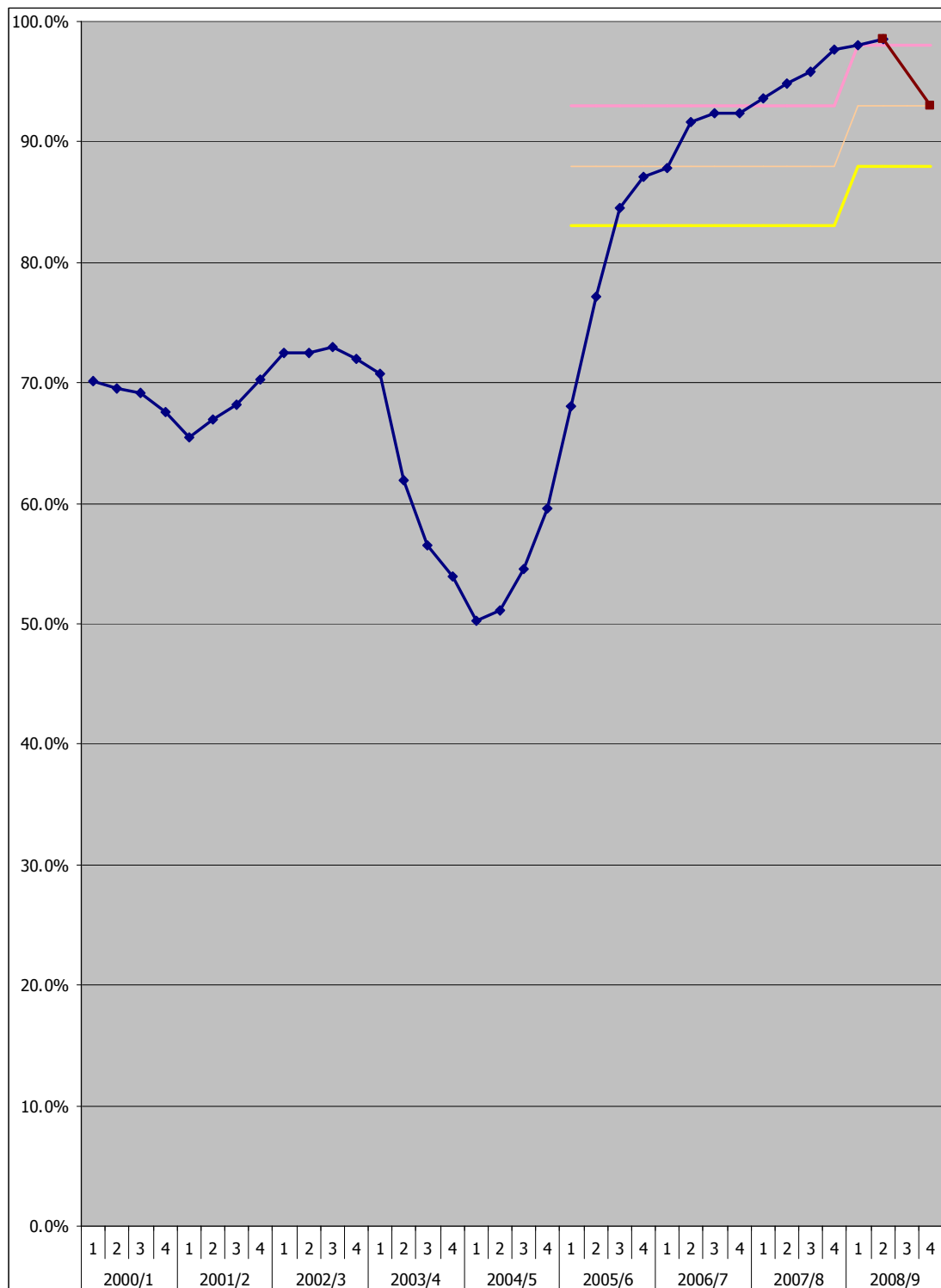
Appendix 3
NI 157 TRAJECTORY - MAJOR
APPLICATIONS



**Appendix 4
NI 157 TRAJECTORY – MINOR
APPLICATIONS**



Appendix 5
NI 157 TRAJECTORY – OTHER
APPLICATIONS



APPENDIX 6 OUTSTANDING PLANNING APPLICATIONS OVER 13 WEEKS OLD AND STILL AWAITING A DECISION

Major Outstanding Planning Applications

App No	Address	Proposal	Applicant Name	Date Valid	8 Week Target	13 Week Date
02/02119/LEG	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	Over time
04/01568/OUT	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	Over time
06/02209/FUL	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	Over time
08/01368/OUT	Saint Peter's Wharf Bonnerfield Sunderland Tyne & Wear SR6 0AA	Mixed Use Development comprising 273 no. C3 residential units, 350 no. C3 student accommodation/key worker spaces, 160 no. unit C1 hotel with ancillary A1, A2, A3 and A4 leisure and retail, ancillary B1 office space, car parking and landscaping.	Akenside Metnor Ltd	1st April 08	27-May-08	Over time
08/01617/VAR	Proposed Sports Pavillion Staddon Way Houghton-Le- Spring	Development of 20no junior sports pitches and associated changing facilities, carparking and landscaping (Previous approval 04/02864/FUL).	Russell Foster Tyne And Wear Youth League	18-Apr-08	13-Jun-08	Over time
08/03336/OUT	Sunderland Retail Park Sunderland	Outline planning application for erection of superstore (A1), four retail units (A1) and petrol filling station (sui generis). Alterations to existing vehicular accesses and creation of new vehicular accesses. Associated landscaping, car parking and ancillary development.	Mountview Securities	26-Aug-08	21-Oct-08	25-Nov -08