

REPORT FOR INFORMATION

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	23rd APRIL 2019
SUBJECT:	DEVELOPMENT MANAGEMENT UPDATE
REPORT FROM:	DEVELOPMENT MANAGER
CONTACT OFFICER:	DAVID MARNO
TYPE OF DECISION:	COUNCIL <i>OR</i> EXECUTIVE (NON KEY DECISION)
FREEDOM OF INFORMATION/STATUS:	This paper is within the public domain
SUMMARY:	ANNUAL SUMMARY OF APPLICATION PROCESSING / PERFORMANCE UPDATE AND PLANNING LEGISLATION CHANGES

OPTIONS & RECOMMENDED OPTION	TO NOTE THE REPORT
IMPLICATIONS:	
Corporate Aims/Policy Framework:	Do the proposals accord with the Policy Framework? Yes
Statement by the S151 Officer: Financial Implications and Risk Considerations:	Executive Director of Resources to advise regarding risk management N/A
Statement by Executive Director of Resources:	n/a
Equality/Diversity implications:	No (see paragraph below)
Considered by Monitoring Officer:	n/a
Wards Affected:	All
Scrutiny Interest:	NO

TRACKING/PROCESS**DIRECTOR:**

Chief Executive/ Strategic Leadership Team	Executive Member/Chair	Ward Members	Partners
Scrutiny Committee	Committee	Council	

1.0 BACKGROUND

- 1.1 This is the annual update report to the Members of the Planning Control Committee, which sets out key matters and changes that affect the Development Management Team, its processes and the Planning Control Committee.

2.0 PERSONNEL

- 2.1 The section has seen no change in personnel but following we are seeking to introduction of a graduate planner post and further Technical support Officer to the team. This reflects both an upturn in applications and general work and also to ensure that the team is robust in staffing to deliver and maintain good planning performance.

3.0 WORKLOAD

- 3.1 The table below sets out some highlights comparing the years 2016 through to 2019. It shows a stable workload but fewer major applications received in the last 12 months but higher number of applications overall and maintaining a high level of timely decision issuing. Bury remains in the top 10 performing LPA's in the country.
- 3.2 The high numbers of applications and the pressure to maintain quick turnarounds has meant that the use of Planning Performance Agreements (PPA) and pre-apps remains high. A PPA is an agreement between the LPA and the applicant to ensure that each party meets their own respective deadlines within the planning process to deliver a planning decision within the agreed timeframe. PPA's formalise each particular step of the planning process from validation, consultation replies, meetings, report writing and decision issuing. There are charges that the LPA will make for this

process that cover costs associated with the process and guarantees each step of the process by the given date. Usually, applications for major development use this process but increasingly minor housing developments have used this process, usually because the applicant needs to hit deadlines.

3.3 Pre-apps are a useful means of applications being developed in a cohesive and inclusive way where by the LPA can influence what is submitted and can highlight key issues that may arise during the planning application process. Early intervention and close working together with an applicant should produce better and more informed planning applications and where it is relevant, the LPA can encourage local consultation by the applicant with neighbouring properties. This can enable schemes to be amended before being formally submitted to respond to local concerns.

3.4 The table below takes a snapshot of application processing statistics from 1st April 2016 to 31st March 2019 with a comparing past years.

Planning Applications & Prior Approvals Received Total	Received Minors/other	Decisions Minors/other determined <8 weeks	Received Majors	Decisions Majors <13 weeks	PPA's	Pre-Apps Rc'd
2018/19 1364	1328	100%	18	100%	2	157
2017/18 1278	1243	100%	23	100%	7	149
2016/17 1289	1253	100%	36	100%	1	154
Delegated Decisions	No. Of PCC Decisions	Appeals Mar-Apr	Larger House Extensions	Certificates of Lawful Development	Householder Application Decisions	
2018/19 95%	43 (5%) of decided	13 Appeals - 3 Allowed 7 Dismissed 2 Withdrawn 1Part allowed	40	61	633	
2017/18 95%	64 (5%) of decided	18 Appeals - 10 dismissed 7 Allowed 1 Part allowed	87	61	629	
2016/17 89%	110 (9%) of decided	13 Appeals - 1 Withdrawn 10 dismissed 2 Allowed	50	51	601	

The section has remained extremely busy through the past twelve months and has seen a number of national planning regulation changes and high levels in workload. However, the dedication of the team must be applauded as Bury Council remains a top performing LPA in the country.

4.0 FEES & REFORM

- 4.1 The annual fee income is dependent upon the numbers and in particular type of application that the Local Planning Authority receives. More complex larger applications attract greater fees than small developments. Unsurprisingly, more complex applications are more difficult to deal with and require more time and more experienced staff to process them.
- 4.2 Fees are payable not only for planning applications but also for the discharge of planning conditions, prior approvals, pre-application enquires and planning performance agreements.
- 4.3 The budget is set through reflections upon past years and also using projections to determine likely fee income. The fee income for was and for. This reflects fewer major schemes received but are in preparation for submission within the next 12 months. The table below shows the annual income received by Development management for the last three years.

Year	Planning Fee – Applications (No VAT)	Planning Fee – Pre-apps & PPAs (Exc VAT)	Planning Fee – Discharge of Conditions (Exc VAT)	Total of all fees
2015/16	£585,905.77	£45,141.79	£9,011.00	£640,058.56
2016/17	£505,821.42	£40,583.18	£11,720.00	£558,124.60
2017/18	£393,559.50	£39,352.43	£15,077.00	£447,988.93
2018/19	£693,875.00	£43,430.06	£16,130.00	£753,435.06

- 4.4 Planning applications do tend to reflect economic prospects and buoyancy. There has been a marked increase in fee income comparing the last two monitoring periods. 2018/19 seems to reflect a strong development belief going forward or perhaps an assurance to protect future development programmes or opportunities. Some of the larger schemes submitted within this period are reasonably extensive residential developments.
- 4.5 The Government has re-issued the 'National Planning Policy Framework' in February 2019. Main changes centre upon plan preparation by Local Planning Authorities in relation to housing land and supply, the definition of deliverable and appropriate assessment.
- 4.5 In October 2018, the Government launched a consultation setting out proposals for permitted development rights to support the high street including allowing greater flexibility for change of use, extending buildings upwards to create new homes and removing the permitted development right for telephone kiosks and associated

advertising consent. In addition, there are proposals to increase the height limit for electric vehicle charging points in off street parking spaces to accommodate rapid charging points and make permanent two time-limited rights to change use from storage or distribution to residential use and for larger home extensions. Views are also invited on the feasibility of a permitted development right for the redevelopment of a commercial site to create new homes.

4.6 **Building Better, Building Beautiful Commission**

The Government have launched the Building Better, Building Beautiful Commission. The Commission, chaired by aesthetics philosopher Sir Roger Scruton, will expand the debate on design quality and style. Their focus will be on the creation of places and homes that are popular with local communities, attractive and respect the character and identity of the area in which they are located, whilst meeting the needs of people now and in the future.

The three aims of the Commission are:

- Promoting better design and style of homes, villages, towns and high streets, to reflect local wishes, knowledge and tradition.
- Investigating how new towns and villages can be developed with greater local support.
- To make the planning system work in support of better design and style, not against it.

The Commission will report directly to the Secretary of State for Housing, Communities and Local Government James Brokenshire, and will make final recommendations towards the end of 2019.

4.7 **Brexit and Planning Regulations**

On 24th October 2018, the Government produced three exit statutory instruments which amend various pieces of planning legislation in preparation for when the UK leaves the EU. These were minor amendments seeking to ensure that the planning regime continues to function as it currently does so that there would be no substantive impact upon stakeholders. These changes are not retrospective and so there will be no need to revisit any decisions made before the UK's exit purely as a result of these changes.

5.0 **CONCLUSION**

- 5.1 Planning still remains a topic area that generates significant interest both from the public and the Government's perspective. It is evident that the legislative approaches remain committed to the reduction of intervention by LPA's with the main intention to facilitate development. However, whether the role of the public in this process is

secured will yet to be revealed as legislation evolves and the implementation of the Housing and Planning Bill becomes more apparent.

- 5.2 Planning in Bury evidences increased development activity and therefore a buoyant economy and in response to this Bury Council are one of the leading authorities in delivering decisions that maintain it at the top of the authorities in the country.

List of Background Papers:-

PS1/2 Returns

Ministry of Housing, Communities and Local Government Planning Update September and November 2018

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/740956/CHIEF_PLANNERS_NEWSLETTER_SEPTEMBER_2018.pdf

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/754078/Chief_Planners_Newsletter_-_November_2018.pdf

Contact Officer

David Marno
Head of Development Management
Planning Services
Department for Resources and Regulation
Office: +44 (0) 161 253 5291
Email to: d.marno@bury.gov.uk
Web site: www.bury.gov.uk/e-planning