

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING & DEVELOPMENT COMMITTEE

Agenda Item No.

meeting date: THURSDAY, 24 AUGUST 2023
 title: PLANNING APPLICATION STATISTICS REPORT
 submitted by: NICOLA HOPKINS – DIRECTOR ECONOMIC DEVELOPMENT AND PLANNING
 principal author: LESLEY LUND – SENIOR PLANNING ADMINISTRATION OFFICER

1 PURPOSE

- 1.1 To update Committee on key information in relation to the determination of planning applications.
- 1.2 The report covers the first quarter of year 2023/2024 (1 April 2023 – 30 June 2023)

2 PLANNING APPLICATIONS RECEIVED AND DETERMINED DURING QUARTER 1 OF 2023/2024

- 2.1 The table below shows the number of planning applications received and determined during Quarter 1 of the current year 2023/2024. Figures for the previous four quarters in 2022/23 are also included for comparison.

	QUARTER 1 2023/2024	QUARTER 4 2022/2023	QUARTER 3 2022/2023	QUARTER 2 2022/2023	QUARTER 1 2022/2023
APPLICATIONS RECEIVED	156	173	174	191	170
APPLICATIONS DETERMINED	154	155	160	139	218
% OF DELEGATED DECISIONS	97.40%	96.13%	98.12%	96.40%	89.90%

- 2.2 Please note these figures do not include other types of applications that are submitted (including discharge of conditions, non-material amendments, prior approvals) which we are not required to report our performance on to Government.

3 CATEGORY OF PLANNING APPLICATIONS

- 3.1 Planning Applications are put into categories Major, Minor and Other. Below is a description of how the applications are categorised:

Major applications are applications which fall into the following categories:

- Dwellings - 10+ dwellings or a site area of 0.5ha+
- Offices/Retail & Distribution/Light Industry - 1,000m²+ of floor space or a site area of 1ha+

- General Retail Distribution and Servicing – 1,000m²+ of floor space or a site area of 1ha+
- Gypsy and Traveller sites – 10+ pitches
- All other major developments – all other uses, whether in a use class or sui generis uses, with a floor space of 1,000m²+ or a site area of 1ha+

Minor applications are applications which fall into the following categories:

- Dwellings – 1-9 dwellings or a site area of less than 0.5ha
- Offices/Retail & Distribution/Light Industry – less than 1,000m² floor space or less than 1 ha site area
- General Industry and Distribution and Servicing – less than 1,000m² floor space or less than 1ha site area
- Gypsy and Traveller sites – 1-9 pitches
- All other minor developments – less than 1,000m² floor space or less than 1ha site area

Other Developments

- Minerals Processing
- Change of Use – going from one class use to another
- Householder developments - extensions, conservatories, garages etc within the domestic curtilage of the property
- Advertisements
- Listed Building Consent

4 TARGETS

4.1 Performance has traditionally been measured in terms of time taken to determine a planning application. The Government's current targets are 13 weeks for Major applications and 8 weeks for Minor and Other applications, and is calculated from the date of validation to the date of despatch of the decision notice. There is also an opportunity to negotiate an extension of time for applications where it is clear that the statutory target cannot be met.

4.2 Currently the Government has set Local Planning Authority performance targets (Improving Planning Performance: Criteria for Designation Updated 2020) as follows:-

60% of Major applications to be determined within 13 weeks

70% of Minor and Other applications to be determined within 8 weeks.

<https://www.gov.uk/government/publications/improving-planning-performance-criteria-for-designation>

5 RIBBLE VALLEY DETERMINATION RATES

QUARTER 1 2023/2024 – 1 April 2023 to 30 June 2023

Majors - **75%** determined within 13 weeks or within agreed time extensions

Minors - **74.5%** determined within 8 weeks or within agreed time extensions

Others - **81.3%** determined within 8 weeks or within agreed time extensions

6 FEES RECEIVED

6.1 The table below shows the fees received for all applications during Quarter 1 of the current year 2023/2024. Figures for the previous four quarters in 2022/23 are also included for comparison.

	QUARTER 1 2023/2024	QUARTER 4 2022/2023	QUARTER 3 2022/2023	QUARTER 2 2022/2023	QUARTER 1 2022/2023
FEES RECEIVED	£144,305	£141,587	£109,421	£86,712	£135,267

7 APPEALS DETERMINED

7.1 There are three main types of planning appeals. These are written representations, Hearings and Inquiries.

WRITTEN REPRESENTATIONS

7.2 Most planning appeals are decided by the written representations procedure. With this procedure the Planning Inspector will consider written evidence from the appellant, the local planning authority (LPA) and anyone else who has an interest in the appeal.

7.3 The written evidence usually takes the form of a statement of case by the main parties (the appellant and the LPA), and there is also the opportunity to comment on each other's statements.

7.4 For householder appeals there is a slightly different process, There are no opportunities to submit further information once the original appeal form has been submitted and the Local Authority will provide a copy of either the officers delegated/ committee report rather than a separate statement.

HEARING

7.5 A planning hearing is an appeal in which there is normally no legal representation. Statements are submitted by both parties and there is an open, informal discussion on the key issues.

PUBLIC INQUIRY

7.6 An Inquiry is more formal process and there is normally legal representation who cross examine witnesses.

8. APPEAL DECISIONS

- 8.1 The number of appeal decisions determined during quarter 1 of 2023/24 (01/04/2023 – 30/6/2023) was as follows:

Planning Appeals Determined	Number	Allowed	Dismissed
Written Representations	5	2	3
Hearings	0	0	0
Inquiry	0	0	0
Householder	2	0	2
Total	7	2	5

- 8.2 The percentage of appeals that were allowed was **28.57%**. The performance target for appeals allowed (overturned) set by Government in the 'Improving Planning Performance – Criteria for Designations updated 2020' is 10%.

8.3 COST AWARDS

None to report this quarter.

9 PRE-APPLICATION ADVICE

- 9.1 The National Planning Policy Framework (NPPF) actively encourages pre-application engagement. It advises that early engagement has significant potential to improve the efficiency and effectiveness of the planning application process.
- 9.2 The fees generated during quarter 1 of 2023/2024 were £9726.00. Figures for the previous four quarters of 2022/23 are also presented below for comparison.

	QUARTER 1 2023/2024	QUARTER 4 2022/2023	QUARTER 3 2022/2023	QUARTER 2 2022/2023	QUARTER 1 2022/2023
PRE-APP FEES RECEIVED	£9726	£7080	£5140	£9135	£10974

10 CONCLUSION

- 10.1 The Local Planning Authority met the Government performance targets for determining planning applications in quarter 1 of 2023/24. Whilst the % of appeals allowed was slightly higher than Government targets for this quarter, appeal decisions are monitored and this does not raise any concern.
- 10.2 Members are asked to note the report.

LESLEY LUND

NICOLA HOPKINS
DIRECTOR ECONOMIC DEVELOPMENT
AND PLANNING

For further information please ask for Lesley Lund extension 4490.