

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING & DEVELOPMENT COMMITTEE

Agenda Item No.

meeting date: THURSDAY 28 NOVEMBER 2024
title: PLANNING APPLICATION STATISTICS REPORT
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1 PURPOSE

1.1 To update Committee on key information in relation to the determination of planning applications.

1.2 The report covers the second quarter of 2024/2025 (1 July 2024 – 30 September 2024).

2 PLANNING APPLICATIONS RECEIVED AND DETERMINED DURING QUARTER 2 OF 2024/2025

2.1 The table below shows the number of applications received and determined during Quarter 2 of the current year 2024/2025 in comparison to previous quarters.

	QUARTER 2 2024/2025	QUARTER 1 2024/2025	QUARTER 4 2023/2024	QUARTER 3 2023/2024	QUARTER 2 2023/2024
APPLICATIONS RECEIVED	156	145	154	153	144
APPLICATIONS DETERMINED	142	132	151	150	143
% OF DELEGATED DECISIONS	99.30%	96.21%	94.03%	93.28%	97.20%

2.2 These figures do not include other types of applications that are submitted (including Discharge of conditions/non-material amendments, prior approvals etc) 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 cover a site area of 0.5ha+
- Offices/Retail & Distribution/Light Industry -cover over 1,000m2 or floor space or a site area of 1ha+
- General Retail Distribution and Servicing – 1,000m2+ or floor space or 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 – 1,000m²

Minor applications are applications which fall into the following categories:

- Dwellings – 1-9 dwellings. Or 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. Current targets percentages are below. The target is 13 weeks for major applications and 8 weeks for householder and other applications, 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 or agreed time extension
70% of Minor Applications and Others to be determined within 8 weeks or agreed time extension

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

4.3 Ribble Valley Determination Rates

QUARTER 2- 2024/2025 (1 July 2024 to 30 September 2024)

Majors - 83.33% determined within 13 weeks or within agreed time extensions

Minors - 73.68% determined within 8 weeks or within agreed time extensions

Others - 94.91% determined within 8 weeks or within agreed time extensions

5 FEES RECEIVED

5.1 The fees received for planning applications are as follows:

	QUARTER 2 2024/2025	QUARTER 1 2024/2025	QUARTER 4 2023/2024	QUARTER 3 2023/2024	QUARTER 2 2023/2024
FEES RECEIVED	£79,650	154,177	114,278	£68,752	£86,226

6 APPEALS DETERMINED

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

Written Representation

6.2 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.

6.3 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.

6.4 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

6.5 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

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

7. APPEAL DECISIONS

The following appeal decisions were determined during quarter 2 of 2024/2025.

QTR 2 01/07/2024 – 30/09/2024

Planning Appeals Determined	Number	Allowed	Dismissed
Written Representations	4	0	4
Hearings	3	2 *	1
Inquiry	0	0	0
Householder	1	0	1
Total	8	2	6

* 1 of these decisions is awaiting a High Court ruling on whether to allow the Council's claim to challenge the decision to proceed, as has been previously reported verbally to the Committee.

The percentage of appeals allowed against the refusal of planning permission is 25%. Depending on the outcome of the High Court Ruling, this figure for Q2 could reduce to 14%. The performance target set by the Government in the 'Improving Planning Performance – Criteria for Designations updated 2020' is 10%.

In addition, the following appeal decisions were determined in this period, which are not included in the above targets: -

- 1 appeal dismissed against a prior approval application for an upper extension
- 1 appeal decision was issued upholding an enforcement notice

7.1 COST AWARDS

None to report this quarter.

8 PRE-APPLICATION ADVICE

8.1 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.

8.2 The fees received for pre-application fees are as follows:

	QUARTER 2 2024/2025	QUARTER 1 2024/2025	QUARTER 4 2023/2024	QUARTER 3 2023/2024	QUARTER 2 2023/2024
FEES RECEIVED	£10,391	£9,120.50	£14,890	£6,214	£6,631

9 CONCLUSION

9.1 The Local Planning Authority met the Government performance targets for determining planning applications falling within the 'Major' 'Minor' and 'Other' categories. Whilst the

appeals target was not met, overall performance on appeals does not present a cause for concern.

9.2 Members are asked to note the report.

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