

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING AND DEVELOPMENT COMMITTEE

Agenda Item No.

meeting date: 24 FEBRUARY 2011
 title: PLANNING APPLICATION/ENFORCEMENT STATISTICS REPORT QUARTER
 1 OCTOBER – 31 DECEMBER 2010
 submitted by: DIRECTOR OF DEVELOPMENT SERVICES
 principal author: LOUISE BLATCHFORD

1 PURPOSE

- 1.1 This report is a statistical account of planning applications, appeals and enforcement notices submitted to the Council.
- 1.2 The report is for the quarter relating from 1 October – 31 December 2010. The information comes predominantly from the General Development Control Returns (PS1 & PS2), which are sent to the DCLG on a quarterly basis.

2 APPEALS AND ENFORCEMENT

2.1 Appeals received

| OCT – DEC 2010 | |
|------------------------|--------|
| TYPE | NUMBER |
| HEARINGS | 1 |
| INQUIRY | 0 |
| WRITTEN REPRESENTATION | 2 |
| HOUSEHOLDER APPEAL | 1 |

2.12 Appeals determined

| OCT – DEC 2010 | | | | |
|------------------------|-----------|---------|----------------|-----------|
| TYPE | DISMISSED | ALLOWED | SPLIT DECISION | WITHDRAWN |
| HEARINGS | 0 | 1 | 0 | 0 |
| INQUIRY | 0 | 0 | 0 | 0 |
| WRITTEN REPRESENTATION | 3 | 0 | 0 | 0 |
| HOUSEHOLDER APPEAL | 1 | 0 | 0 | 0 |

The householder appeal dismissed was the application at 7 Hillside Drive, West Bradford. The written representation appeals dismissed were the applications at Hill Top Bungalow, Copster Green; 35 King Street, Whalley and 56 Chapel Hill, Longridge. The appeal which was allowed following a hearing was relating to the application at Old Dairy Farm, Chipping Road, Chaigley and the appeal which was submitted for Northcote Riding Arena, Northcote Road, Langho was an invalid appeal.

2.2 Enforcement notices issued

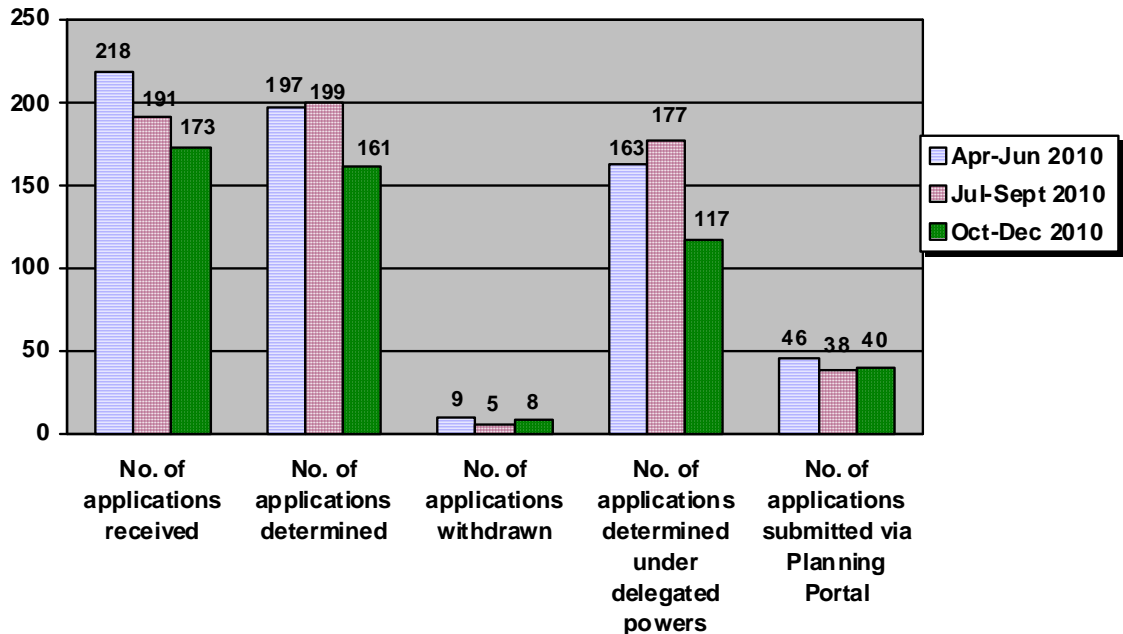
| | OCT – DEC 2010 |
|---|----------------|
| Number of enforcement notices issued | 0 |
| Number of stop notices served | 0 |
| Number of temporary stop notices served | 0 |
| Number of planning contravention notices served | 0 |
| Number of breach of condition notices served | 0 |
| Number of enforcement injunctions | 0 |
| Number of requisitions for information issued | 3 |
| Number of complaints investigated | 43 |

3 Planning Applications

| | APR – JUN 2010 | JUL – SEPT 2010 | OCT – DEC 2010 |
|--|-------------------|--------------------|-------------------|
| No. of applications received | 218 | 191 | 173 |
| No. of applications determined | 197 | 199 | 161 |
| No. of applications withdrawn | 9 | 5 | 8 |
| No. of applications determined under delegated powers | 163 | 177 | 117 |
| No. of applications submitted electronically via The Planning Portal | 46 | 38 | 40 |

The percentage of applications determined under delegated powers in April-June 2010 was 83%, in July-September 2010 it was 89% and in this quarter it was 73%.

Bar chart to show number of applications received, withdrawn, determined and submitted via the Planning Portal during the last three quarters

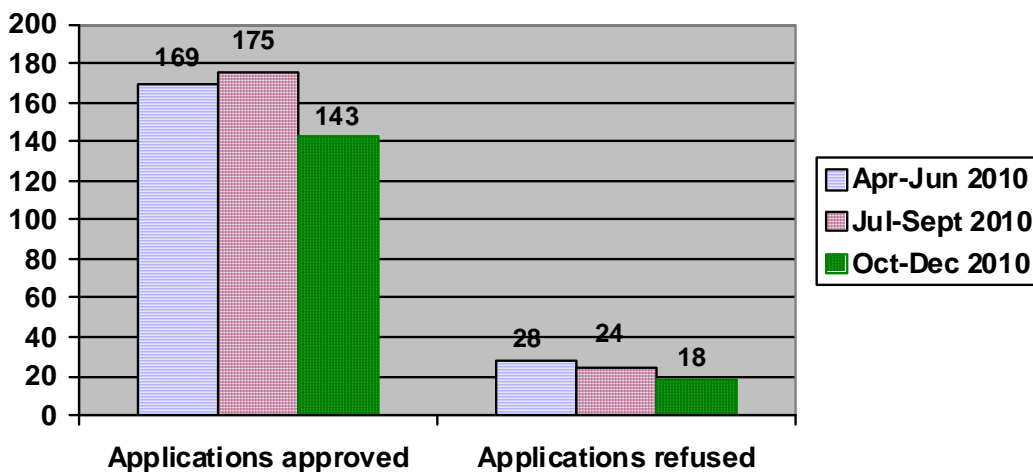


3.1 Determination rate of planning applications
 3.2

| | APR – JUN 2010 | JUL – SEPT 2010 | OCT –DEC 2010 |
|-----------------------|----------------|-----------------|---------------|
| Applications approved | 169 | 175 | 143 |
| Applications refused | 28 | 24 | 18 |

During April-June 2010 the percentage of applications refused was 14%, in July-September 2010 it was 12% and in this quarter it was 13%.

Bar chart to show applications approved and refused during the last three quarters



3.2.1 The Council's targets for 2009/10 are:

- 60%** of Major applications in 13 weeks
- 65%** of Minor applications in 8 weeks
- 80%** of Other applications in 8 weeks

Largescale Major Developments

| | Total | Granted | Refused | Less 8 wks | 8-13 wks | 13-16 wks | 16-26 wks | 26-52 wks | Over 52 wks |
|--|----------|---------|---------|------------|----------|-----------|-----------|-----------|-------------|
| 1. Dwellings | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2. Offices, R&D, Light Industry | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3. General Ind., Storage & Warehousing | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 4. Retail, Distrib. & Servicing | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 5. Gypsy and Traveller pitches | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 6. All other largescale major developments | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 0 | | | 0 | 0 | | | | |

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Smallscale Major Developments

| | Total | Granted | Refused | Less 8 wks | 8-13 wks | 13-16 wks | 16-26 wks | 26-52 wks | Over 52 wks |
|---|----------|---------|---------|---------------|-------------|--------------|--------------|--------------|----------------|
| 7. Dwellings | 1 | 1 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |
| 8. Offices, R&D, Light Industry | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9. General Ind., Storage & Warehousing | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10. Retail, Distrib. & Servicing | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11. Gypsy and Traveller pitches | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12. All other smallscale major developments | 3 | 3 | 0 | 1 | 1 | 1 | 0 | 0 | 0 |
| TOTAL | 4 | | | 1 | 1 | | | | |

50% of Major applications were determined in 13 weeks during October-December 2010
(National target = 60%, 2010/11 Service Plan target = 60%)

Minor Developments

| | Total | Granted | Refused | Less 8 wk | 8-13 wk | 13-16 wks | 16-26 wks | 26-52 wks | Over 52 wks |
|---|-----------|---------|---------|--------------|------------|--------------|--------------|--------------|----------------|
| 13. Dwellings | 25 | 21 | 4 | 7 | 5 | 3 | 5 | 3 | 2 |
| 14. Offices, R&D, Light Industry | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |
| 15. General Ind., Storage & Warehousing | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 16. Retail, Distrib. & Servicing | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 17. Gypsy and Traveller pitches | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 18. All other minor developments | 34 | 33 | 1 | 26 | 4 | 2 | 2 | 0 | 0 |
| TOTAL | 60 | | | 34 | | | | | |

57% of Minor applications were determined in 8 weeks during October-December 2010
(National target = 65%, 2010/11 Service Plan target = 65%)

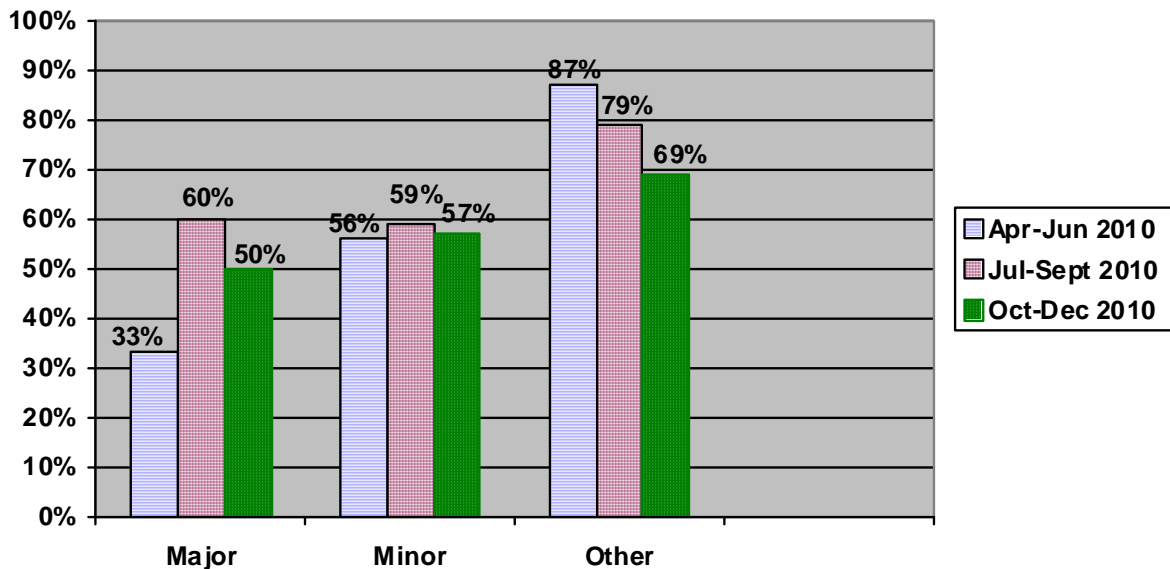
INFORMATION

Other Developments

| | Total | Granted | Refused | Less 8 wk | 8-13 wk | 13-16 wks | 16-26 wks | 26-52 wks | Over 52 wks |
|--|-----------|---------|---------|--------------|------------|--------------|--------------|--------------|-------------------|
| 19. Minerals Processing | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 20. Change of Use | 18 | 17 | 1 | 6 | 6 | 3 | 3 | 0 | 0 |
| 21. Householder Developments | 61 | 52 | 9 | 53 | 7 | 0 | 1 | 0 | 0 |
| 22. Advertisements | 4 | 4 | 0 | 2 | 1 | 1 | 0 | 0 | 0 |
| 23. Listed Building (alt/ext) | 8 | 5 | 3 | 2 | 2 | 0 | 4 | 0 | 0 |
| 24. Listed Building (demolish) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 25. Conservation Area consents | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |
| 26. Certificates of Lawful Development | 5 | 5 | 0 | 3 | 0 | 0 | 2 | 0 | 0 |
| 27. Notifications | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 97 | | | 67 | | | | | |

69% of Other applications were determined in 8 weeks during October-December 2010
(National target = 80%, 2010/11 Service Plan target = 80%)

Bar chart to show determination rates of major, minor and other applications during the last three quarters



The Major applications target has not been met this quarter with only 50% of applications being determined within 13 weeks. The major applications determined within the 13-week target were:

Proposed erection of a timber framed dairy unit to accommodate 120 milk cows and all facilities associated with a modern dairy cow housing at Forty Acre Farm, Forty Acre Lane, Jeffrey Hill, Longridge and re-submission of planning consent 3/2009/1013P for the proposed extension of an existing industrial unit to create 591sq.m. of additional space for use B2 and B8, retrospective amendments to proposed storage facility (1298 sq.m.) and new parking positions for existing employees at Salthill Industrial Estate, Lincoln Way, Clitheroe.

The Major applications, which took longer than 13 weeks to determine, were for:

Cow building, earth mounding and landscaping at Withgill Farm, Withgill Fold, Withgill and proposed erection of 64no. dwellings and associated infrastructure at land at Barrow Brook, Barrow.

We have already discussed in previous reports that Major applications often involve complex issues and can require negotiation particularly in relation to the drawing up of legal agreements and as a result often means that the application goes over the 13-week period for determination.

As can be seen from the graph above neither the Minor or Other target has been met this quarter. More applications this quarter had to be determined by Committee, as they did not meet the criteria under the Scheme of Delegation. This can often mean that due to the deadlines for committee meetings the determination of applications can go over the 8-week deadline. For members' information 87% of householder applications were determined within 8 weeks.

For members' information 105 requests for pre-application advice have been received this quarter, 45 of these generated fees as detailed below.

3.3 Prior determination applications

3.3.1 These include both agricultural determinations and all other determination applications such as telecommunication proposals.

3.3.2 The number of determinations applications received was 5, all of which were agricultural determinations. There was 1 determination application on which we needed to request full details.

3.4 Fees

The relevant planning application fees generated in the quarter were £65,427.50, which represents a decrease of £59,917.50 from last quarter. In percentage terms this is a decrease of approximately 48%.

During October-December 2010 requests for pre-application advice have generated fees totalling £5,800.

DIRECTOR OF DEVELOPMENT SERVICES

BACKGROUND PAPERS

DCLG Quarterly Returns April-June 2010, July-September 2010 and October-December 2010