

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING AND DEVELOPMENT COMMITTEE

Agenda Item No.

meeting date: 8 DECEMBER 2011
 title: PLANNING APPLICATION/ENFORCEMENT STATISTICS REPORT QUARTER
 1 JULY – 30 SEPTEMBER 2011
 submitted by: DIRECTOR OF COMMUNITY 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

1.3 The report is for the quarters relating from 1 July – 30 September 2011. 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

JUL – SEPT 2011	
TYPE	NUMBER
HEARINGS	1
INQUIRY	1
WRITTEN REPRESENTATION	2
HOUSEHOLDER APPEAL	5

2.12 Appeals determined

JUL – SEPT 2011				
TYPE	DISMISSED	ALLOWED	SPLIT DECISION	WITHDRAWN
HEARINGS	0	0	0	0
INQUIRY	0	1	0	0
WRITTEN REPRESENTATION	1	2	0	0
HOUSEHOLDER APPEAL	3	4	0	0

The appeal, which was allowed following an inquiry, was the application at land to the north of Riddings Lane, Whalley. The written representations appeal, which was dismissed, was the application at 25, 26, 27, 28, 29, 31, 32 and 33 Showley Court, Clayton-le-Dale (part of the appeal was allowed in relation to flats 25, 26, 32 and 33). The written representations appeals, which were allowed, were the applications at St. Marys and All Saints Church, Church Lane, Whalley and The Millstone Hotel, Church Lane, Mellor.

The householder appeals which were dismissed were the applications at Copper Beeches, 6 The Drive, Brockhall Village; 5 Lakeland Drive, Calderstones Park, Whalley and 51 Warwick Drive, Clitheroe. The householder appeals, which were allowed, were the applications at Blue Trees, Copster Green; 26 Mearley Syke, Clitheroe; Carr Meadow Barn, Carr Lane, Balderstone and 1 Alston Court, Longridge.

2.2 Enforcement notices issued

	JUL – SEPT 2011
Number of enforcement notices issued	1
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	1
Number of complaints investigated	31

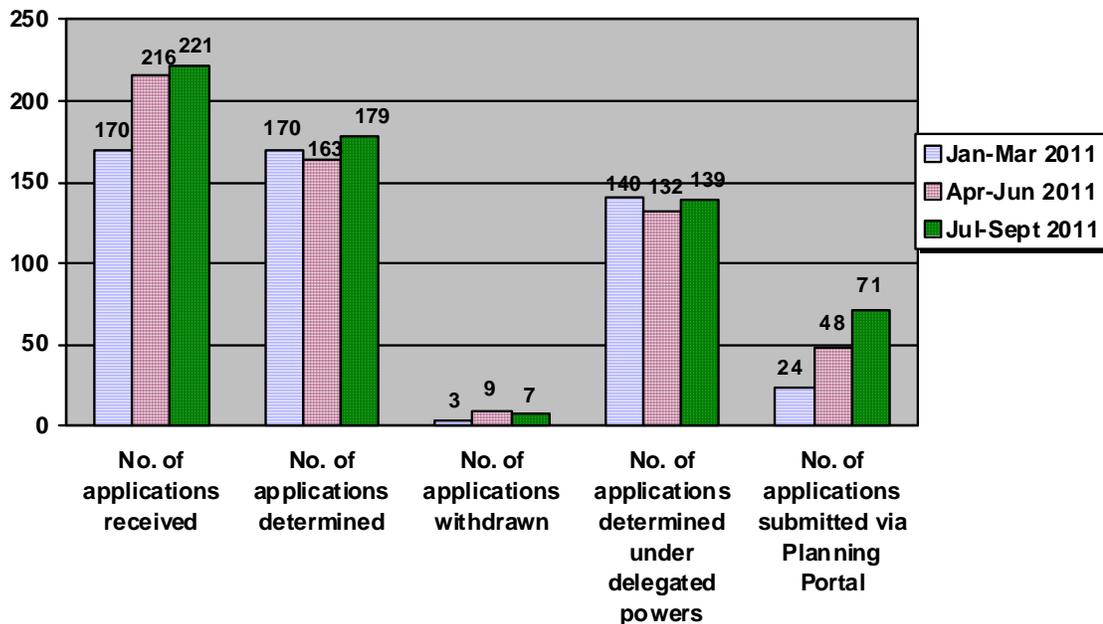
The enforcement notice issued

3 Planning Applications

	JAN – MAR 2011	APR – JUN 2011	JUL – SEPT 2011
No. of applications received	170	216	221
No. of applications determined	170	163	179
No. of applications withdrawn	3	9	7
No. of applications determined under delegated powers	140	132	139
No. of applications submitted electronically via The Planning Portal	24	48	71

The percentage of applications determined under delegated powers in January – March 2011 was 82%, in April – June 2011 it was 81% and in July – September 2011 it was 78%.

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



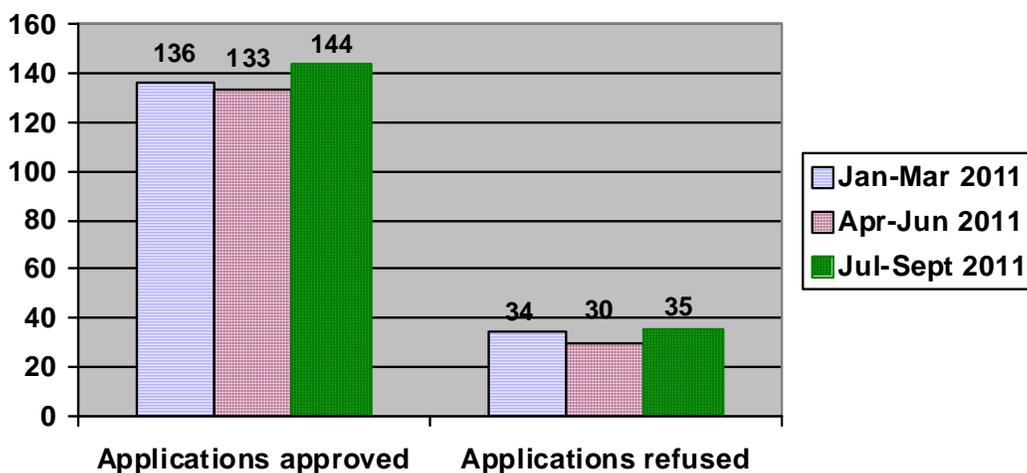
3.1 Determination rate of planning applications

3.2

	JAN – MAR 2011	APR – JUN 2011	JUL – SEPT 2011
Applications approved	136	133	144
Applications refused	34	30	35

During January-March 2011 the percentage of applications refused was 20%, in April-June 2011 it was 18% and in July-September 2011 it was 20%.

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



INFORMATION

3.2.1 The Council's targets for 2011/12 are:

35% of Major applications in 13 weeks

60% 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	1	0	1	0	0	0	0	0	1
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	1			0	0				

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	0	0	1
8. Offices, R&D, Light Industry	0	0	0	0	0	0	0	0	0
9. General Ind., Storage & Warehousing	1	1	0	0	1	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	1	1	0	0	0	0	1	0	0
TOTAL	3			0	1				

25% of Major applications were determined in 13 weeks during July-September 2011
(Target = 35%)

INFORMATION

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	32	27	5	10	5	7	8	2	0
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	28	26	2	21	3	2	1	1	0
TOTAL	61			32					

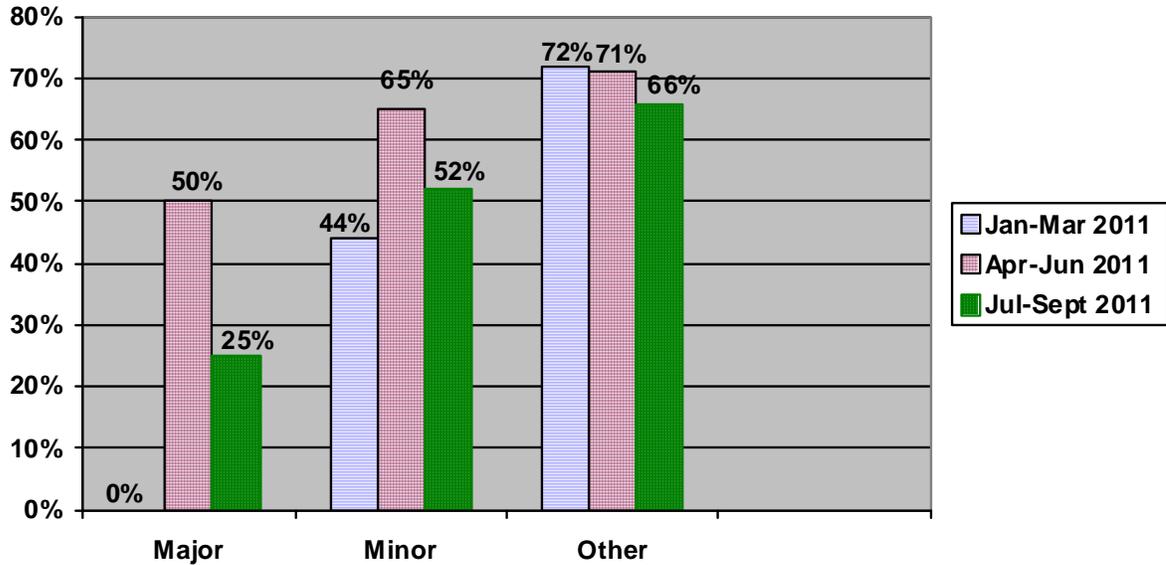
52% of Minor applications were determined in 8 weeks during July-September 2011
(Target = 60%)

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	17	14	3	9	4	1	2	1	0
21. Householder Developments	67	54	13	44	15	2	5	1	0
22. Advertisements	6	5	1	4	2	0	0	0	0
23. Listed Building (alt/ext)	7	2	5	5	2	0	0	0	0
24. Listed Building (demolish)	0	0	0	0	0	0	0	0	0
25. Conservation Area consents	2	2	0	0	0	0	2	0	0
26. Certificates of Lawful Development	15	10	5	13	1	0	1	0	0
27. Notifications	0	0	0	0	0	0	0	0	0
TOTAL	114			75					

66% of Other applications were determined in 8 weeks during July-September 2011
(Target = 80%)

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



Only a quarter of the major applications determined this quarter were determined within 13 weeks and therefore the 35% target has not been met. The major application determined within 13 weeks was:

Erection of new investment casting foundry at rear of operational site, including parking and service areas. (Re-submission) at Fort Vale Engineering, Calder Vale Park, Simonstone Lane, Simonstone.

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

Application for outline planning permission to construct 30 apartments, 2 houses and a 40 bed nursing home at former Barkers Garden Centre, Whalley Road, Clitheroe; proposed development of up to 270 residential dwellings, doctors surgery, landscape, open space, highways and associated works at land off Henthorn Road, Clitheroe and new build dining refectory building (1425sq.m.) at Stonyhurst College, Hurst Green.

The determination rate of minor applications has decreased by 13% since the last quarter and the target of 60% being determined in 8 weeks has not been met. The determination rate of other applications has also decreased from last quarter by 5% and the target of 80% being determined in 8 weeks has not been met. For members' information 66% of householder applications were determined within 8 weeks.

For members' information 93 requests for pre-application advice were received this quarter, 44 of these generated fees as detailed further on in the report. Officers gave 93 responses to pre-application advice requests during April-June.

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 8, all of which were agricultural determinations. There were 2 determination applications on which we needed to request full details.

3.4 Fees

The relevant planning application fees generated were £101,309, which represents an increase of £3,761 from last quarter. In percentage terms this is an increase of approximately 4%.

During this quarter requests for pre-application advice generated fees totalling £6,800.

DIRECTOR OF COMMUNITY SERVICES

BACKGROUND PAPERS – DCLG Quarterly Returns Jan-Mar 2011, Apr-Jun 2011 and Jul-Sept 2011