

## REGENERATION AND ENVIRONMENT SCRUTINY COMMITTEE – 17TH JULY 2012

**SUBJECT: WELSH ASSEMBLY GOVERNMENT DEVELOPMENT CONTROL  
 QUARTERLY SURVEY (JANUARY - MARCH 2012)**

**REPORT BY: CHIEF EXECUTIVE**

### 1. PURPOSE OF REPORT

- 1.1 The purpose of this report is to update Members on development control matters, as requested at the Performance Management meeting of the Scrutiny Committee on 9th December 2010.
- 1.2 The report was presented to the Planning Committee on 20th June 2012.

### 2. THE REPORT

- 2.1 Welsh Assembly Government publishes reports on the development control performance of Local Planning Authorities. The data for Caerphilly compared to the Wales average is outlined below.
- 2.2 Percentage of planning applications determined within eight weeks of receipt:

Jan - Mar 2011 (CCBC/Wales)	Apr - Jun 2011 (CCBC/Wales)	Jul - Sep 2011 (CCBC/Wales)	Oct - Dec 2011 (CCBC/Wales)	Jan - Mar 2012 (CCBC/Wales)
72/67	75/73	74/73	73/71	71/70

The overall performance continues to be above the national average with Caerphilly twelfth out of 25 authorities in the last quarter.

- 2.3 The number of applications received, and percentage of planning applications determined within eight weeks of receipt in relation to application type:

	Jan - Mar 2011 (CCBC/Wales)	Apr - Jun 2011 (CCBC/Wales)	Jul - Sep 2011 (CCBC/Wales)	Oct - Dec 2011 (CCBC/Wales)	Jan - Mar 2012 (CCBC/Wales)
No. of applications received	244	220	208	203	238
Minor %	42/56	51/61	48/62	61/64	45/60
H/holder %	93/79	89/86	92/85	91/82	90/82

The number of applications submitted in the last quarter was similar to that submitted in same quarter in 2011, and there are no signs at present that the number of applications is going to increase. There was a decline in the percentage of minor applications determined within eight weeks but the performance in terms of householder applications continues to be above the Welsh average.

- 2.4 Of the 54 applications that were determined outside 8 weeks in the January to March quarter, in only 12 cases could it be said that there was no clear reason for the delay. The reasons in the other cases were: late submission of amended plans and information (30), application reported to committee (6), awaiting the completion of an s106 agreement (3), and the need to refer an application to Cadw (3).
- 2.5 With regard to improving the quality of development in the borough, of the 161 planning permissions granted in the January to March quarter, in 24 cases (15%) improvements were sought through the submission of amended plans and in 3 cases (2%) through a section 106 agreement before a decision was made. Such improvements ranged from amended designs and layouts for residential extensions and housing development, to securing highway improvements through section 106 agreements. However, securing the quality of development does not stop with the granting of planning permission: of the 161 consents given, in 131 cases (81%) additional conditions were added over and above the standard conditions that define when the development should start and which plans were approved. Those extra conditions cover such matters as materials, landscaping, the protection of trees, the provision of parking, hours of operation and the decontamination of land.
- 2.6 Twenty-six applications were refused permission because they did not comply with the local planning authority's policies and other material planning considerations. Of the 7 appeal decisions received, 5 (71%) were in the Council's favour.
- 2.7 Details are set out below of the performance of the enforcement team during the January to March quarter of this year, in dealing with unauthorised development. The performance indicators below attempt to mirror the development control process by imposing two main measures on the enforcement system: the percentage of cases where it is decided within eight weeks what type of action should be taken, and the percentage of cases that are resolved within twelve weeks.

ENFORCEMENT TEAM - FIRST QUARTER 01/01/12 - 31/03/12  
( ) Denotes previous quarter figure

ENFORCEMENT CASES	
Number of new cases opened	124 (91)
Number and percentage of cases where a course of action has been determined within 8 weeks	83 - 86% (71 - 80%)
Number and percentage of cases where a course of action has been determined, not within 8 weeks	13 - 14% (18 - 20%)
Number of cases closed.	88 (137)
Number and percentage of cases resolved within 12 weeks	42 - 47% (52 - 38%)
Number and percentage of cases resolved, not within 12 weeks	46 - 53% (85 - 62%)
Number of cases open at the end of the quarter	437 (401)

NOTICES	
Number of Enforcement Notices issued / Breach of Condition Notices	5 (11)
Number of Section 215 Notices issued	1 (2)
Number of Planning Contravention Notices issued / Requisition for Information	22 (5)
PLANNING APPLICATIONS	
Number of planning applications received as a result of investigation	15 (16)
Number of planning applications determined	0 (1)
Number of applications where conditions have been discharged	14 (16)
Number of pre-application enquiries	4 (4)
Number of permitted development enquiries	9 (5)
Number of expediency reports prepared	18 (15)
Enforcement / Planning Appeals	1 (2)
Witness Statements / Prosecutions	6/2 (6/1)

2.8 The table includes numerical information that the Local Planning Authority cannot influence, such as the number of complaints received, and performance information such as the speed at which cases are resolved, which can be influenced.

### 3. EQUALITIES IMPLICATIONS

3.1 There are no specific equality implications arising as a result of this report.

### 4. FINANCIAL IMPLICATIONS

4.1 There are no specific financial implications arising as a result of this report.

### 5. PERSONNEL IMPLICATIONS

5.1 There are no specific personnel implications arising as a result of this report.

### 6. CONSULTATIONS

6.1 None.

### 7. RECOMMENDATIONS

7.1 That Members note the content of the report.

## **8. REASONS FOR THE RECOMMENDATIONS**

- 8.1 To inform Members of development control matters, as requested at the Performance Management meeting of the Scrutiny Committee on 9th December 2010.

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