

PLANNING COMMITTEE**15 JULY 2021**

REPORT TITLE	Development Management Performance Update – Planning Applications
REPORT OF	Director for Regeneration & Place

REPORT SUMMARY

The purpose of this report is to update Members on the performance of the Development Management Service with regards to determining planning applications. The report outlines performance against government targets in terms of the speed of processing all applications.

This matter affects all Wards within the Borough.

The matter is not a Key Decision.

RECOMMENDATIONS

It is recommended that the report be noted.

SUPPORTING INFORMATION

1.0 REASONS FOR RECOMMENDATION

- 1.1 So that Members can be appraised of the performance of the Development Management Service with regards to determining planning applications.

2.0 OTHER OPTIONS CONSIDERED

- 2.1 As this report is for information no alternative options are recommended.

3.0 BACKGROUND INFORMATION

Development Management Performance Indicators

- 3.1 The Ministry for Housing, Communities and Local Government (MHCLG) Performance Indicator in relation to Development Management performance is NI157. The indicator has 3 subdivisions as set out below.

(a) NI157 (a) – Major Applications

The government target is for 60% of major applications to be determined in 13 weeks. Major applications are defined as residential development of 10 or more units or retail/commercial development of 1,000 square metres or more of additional floor area.

(b) NI157 (b) – Minor Applications

The government target is for 65% of minor applications to be determined in 8 weeks. Minor applications are defined as residential development of less than 10 units or retail/commercial development of less than 1,000 square metres of additional floor area.

(c) NI157(c) – Other Applications

The government target is for 80% of other applications to be determined in 8 weeks. Other applications include advertisements, conservation area, listed building and householder proposals. Householder applications are not included as a separate National Indicator. However, they comprise about 60% of all applications submitted to the Council and their handling is therefore a key issue in performance terms.

Commentary on Annual Performance- National and Local Targets

- 3.2 The table below includes figures for all quarters within the 2020/21 period, together with overall figures for that year. In addition, the table includes figures for the first quarter of 2021/22.

For clarity, the quarters are broken down as follows:

Q1 relates to the period 1 April to 30 June

Q2 relates to the period 1 July to 30 September

Q3 relates to the period 1 October to 31 December

Q4 relates to the period 1 January to 31 March

Table 1 Performance

Planning Applications	2019/20 Year	Q1 2020/21	Q2 2020/21	Q3 2020/21	Q4 2020/21	2020/21 Year	Q1 2021/22
Majors (applications determined within 13 weeks)	87% (41/47)	100% (10/10)	77% (10/13)	75% (6/8)	89% (8/9)	85% (34/40)	100% (4/4)
Minors (applications determined within 8 weeks)	87% (238/274)	88% (59/67)	83% (52/63)	85% (52/61)	83% (49/59)	85% (212/250)	85% (47/55)
Others (applications determined within 8 weeks)	93% (897/960)	93% (186/200)	91% (192/211)	95% (259/271)	90% (217/240)	93% (854/922)	89% (234/263)
All (all application types determined within designated timescales)	92% (1176/1281)	91% (255/277)	89% (254/287)	93% (317/340)	89% (274/308)	91% (1100/1212)	89% (285/322)
Householders (Householder applications determined within 8 weeks)	95% (705/743)	93% (155/167)	93% (155/167)	97% (220/227)	96% (200/209)	95% (730/770)	90% (209/233)

- 3.3 During 2020/21, despite the extreme difficulties faced by the Covid-19 pandemic, the Service comfortably surpassed the requirements for all targets in the Major, Minor and Other categories of applications (which are reported to MHCLG).
- 3.4 In 2020/21, 85% (34 from 40) of Major applications were determined within 13 weeks or within the extended period agreed between the Council and the applicant.
- 3.5 The percentage of Major applications which were determined within 13 weeks or within the extended period agreed between the Council and the applicant was 100% (4 from 4) for the first quarter of 2021/22.
- 3.6 In 2020/21, 85% (212 from 250) of Minor applications were determined within 8 weeks or within the extended period agreed between the Council and the applicant.
- 3.7 The percentage of Minor applications which were determined within 8 weeks or within the extended period agreed between the Council and the applicant was 85% (47 from 55) for the first quarter of 2021/22.

- 3.8 In 2020/21, 93% (854 from 922) of Other applications were determined within 8 weeks or within the extended period agreed between the Council.
- 3.9 The percentage of Other applications determined within 8 weeks or within the extended period agreed between the Council and the applicant was 89% (234 from 263) for the first quarter of 2021/22.
- 3.10 Performance on Householder applications (which are included in the Other category and which form the largest single type of applications submitted to the Council for determination) was 95% (730 from 770) in 2020/21.
- 3.11 Performance for Householder applications was 90% (209 from 233) for the first quarter of 2021/22 (209 from 233).

4.0 FINANCIAL IMPLICATIONS

- 4.1 There are no direct financial implications arising from this report.

5.0 LEGAL IMPLICATIONS

- 5.1 There are no direct legal implications arising from this report.

6.0 RESOURCE IMPLICATIONS: STAFFING, ICT AND ASSETS

- 6.1 There are no resource implications arising from this report.

7.0 RELEVANT RISKS

- 7.1 There is a risk of government intervention if performance falls below the MGCLG targets. This report seeks to monitor performance and manage the risk

8.0 ENGAGEMENT/CONSULTATION

- 8.1 This report is factual so there has been no consultation on its contents.

9.0 EQUALITY IMPLICATIONS

- 9.1 Wirral Council has a legal requirement to make sure its policies, and the way it carries out its work, do not discriminate against anyone. There are no equality implications arising from the proposals within this report.

10.0 ENVIRONMENT AND CLIMATE IMPLICATIONS

- 10.1 The recommendations contained within this report are expected to have no impact on emissions of Greenhouse Gases.

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APPENDICES

None

BACKGROUND PAPERS

SUBJECT HISTORY (last 3 years) Council

Council Meeting	Date
None	