

Update on Development Management & Enforcement Statistics: • Period 01 April 2019 – 31 October 2019	18 December 2019
Planning Committee	

Linkage to Council Strategy (2015-19)	
Strategic Theme	Protecting and Enhancing our Environments and Assets
Outcome	Pro-active decision making which protects the natural features, characteristics and integrity of the Borough
Lead Officer	Denise Dickson
Cost: (If applicable)	N/A

FOR NOTING

1.0 Background

- 1.1 The "Protocol for the Operation of the Planning Committee" sets out the requirement to provide monthly updates on the number of planning applications received and decided.
- 1.2 The Northern Ireland Planning Monitoring Framework sets out the new reporting arrangements to the Department of Infrastructure which come into effect on 1st April 2019. DfI's Analysis, Statistics and Research Branch (ASRB) will continue to publish the official statistics on a quarterly and annual basis with the first publication taking place in October 2019. The Framework includes the three statutory planning indicators in addition to new non-statutory indicators.
- 1.3 This Monthly Statistical Report provides Members with unvalidated statistics in relation to how Council's Planning Department and Committee are performing against the Framework indicators.

2.0 Details

- 2.1 Website link 1 and Website Link 2 provide a list of planning applications received and decided respectively by Causeway Coast and Glens Borough Council in the month of August 2019. Please note that Pre-Application Discussions; Certificates of Lawful Development – Proposed or Existing; Discharge of Conditions and Non-Material Changes, have been excluded from the reports to correspond with official validated statistics published by DfI.
- 2.2 *Indicator 1: average processing time taken to determine major applications*
Statutory Target – major applications processed from date valid to decision or withdrawal within an average of 30 weeks

Table 1 below details the number of Major planning applications received and decided as well as the average processing times. Please note that these figures are unvalidated statistics. In comparison to the same period last year, the number of major applications received has decreased by 3, however, the number of major applications decided has increased by 8.

Table 1 Indicator 1: Processing Major applications

Major applications (target of 30 weeks)				
2019/20	Number received	Number decided/ withdrawn	Average processing time (weeks)	% of cases processed within 30 weeks
April	0	5	78.8	20%
May	2	0	-	-
June	0	3	70.2	33.3%
July	1	1	134.6	-
August	3	-	-	-
September		2	74.1	-
October	2	4	69.2	-
YTD	8	15	78.8 weeks	20.0%

Source: Unvalidated Statistics.

4 major applications issued in the month of October. One of these decisions involved numerous consultations between Shared Environmental Services, NIEA and the Planning Department in relation to ammonia issues. Another application for the Hotel at Dunluce Road, Bushmills was not taken to Planning Committee until after the judgement on the North West Hotel JR regarding the application of tourism policy, resulting in longer processing times for these applications.

2.3 *Indicator 2: average processing time taken to determine local applications*
Statutory Target – local applications processed from date valid to decision or withdrawal within an average of 15 weeks

Table 2 below details the number of Local planning applications received and decided as well as the average processing times. Please note these figures are unvalidated statistics. In comparison to the same period last year, the number of applications received has decreased by 52 applications and the number of decisions issued/withdrawn has decreased by 22 applications. Of note is that more decisions are being issued than applications received, reducing the overall number of live applications in the system.

Table 2 Indicator 2: Processing Local applications

Local applications (target of 15 weeks)				
2019/20	Number received	Number decided/ withdrawn	Average processing time (weeks)	% of cases processed within 15 weeks
April	107	104	19.3	37.5%
May	102	121	21.8	40.5%
June	104	79	21.6	35.4%
July	87	97	19.9	40.2%
August	88	100	19.4	43.0%
September	77	117	17.4	42.7%
October	101	102	20.1	39.2%
YTD	666	720	19.6 weeks	40.0%

Source: Unvalidated Statistics; Excludes: Pre-Application Discussions; Proposal of Application Notices; Certificate of Lawful Development Proposed or Existing; Discharge of Conditions; Non-Material Change.

Although we did not meet the statutory target of 15 weeks for processing local applications the average processing time has improved by almost 4 weeks when compared to the same period last year and with 5% more local applications being processed within the statutory target increasing to 40% of local applications processed within the 15 week target YTD.

2.4 *Indicator 3: proportion of enforcement cases progressed to the target conclusion within 39 weeks*

Standard – 70% of all enforcement cases progressed to target conclusion within 39 weeks of receipt of complaint

Table 3 below details the number of Enforcement cases opened and concluded as well as the percentage of cases concluded within the statutory target of 39 weeks. Please note these figures are unvalidated statistics. In comparison to the same period last year, the number of cases opened has increased by 43 and the number of cases brought to conclusion has decreased by 38.

Table 3 Indicator 3: Processing Enforcement Cases

Enforcement Cases Concluded (target of 39 weeks)				
2019/20	Number opened	Number brought to conclusion	70% conclusion time (weeks)	% of cases concluded within 39 weeks
April	22	37	21.4	100%
May	31	19	35.4	89.5%
June	50	44	13.8	86.4%
July	35	24	22.8	75%
August	27	24	29.6	79.2%
September	30	15	36.3	73.3%
October	30	27	30.2	92.6%
YTD	225	190	26.4 weeks	86.8%

Source: Unvalidated Statistics

The statutory target for concluding 70% of enforcement cases within 39 weeks continues to be exceeded by our Enforcement team with 86.8%% of cases YTD concluded within the statutory target. An improvement of 10.5% when compared to the same period last year. Furthermore, the length of time taken to conclude 70% of cases has reduced by over 9 weeks taking just 26.4 weeks YTD to conclude.

2.5 *Indicator 4: percentage of applications determined under delegated powers*

Table 4 below details the total number of Local applications determined under delegated powers. Determined is taken as the date the decision issued and excludes withdrawn applications. DfI Development Management Practice Note 15 Councils Schemes of Delegation recommends that councils should aim to have 90-95% of applications dealt with under the scheme of delegation. To date 92.83% of applications determined were delegated under the scheme of delegation.

Table 4 Percentage of Local applications determined under delegated powers

Applications Determined				
2019/20	Total Determined	Delegated Determined	Planning Committee Determined	% Delegated Determined
April	104	90	14	86.54
May (no meeting held)	121	119	2	98.35
June	78	72	6	92.31
July (no meeting held)	94	90	4	95.74
August	83	82	1	98.8
September	116	100	16	86.21
October	101	94	7	93.07
YTD	697	647	50	92.83%

Source: Unvalidated Statistics

2.6 *Indicator 5: number of applications taken to Planning Committee and percentage of Committee decisions made against officer recommendation*

Table 5 provides details on the number of decisions that were determined by the Planning Committee at each monthly meeting and the percentage of decisions made against officer recommendation, including Major, Council and Local applications. This is taken from the date of the Planning Committee meeting.

Table 5 Percentage of decisions at Planning Committee against officer recommendation

	Total Planning Committee Determined	Officer Recommendation Overturned	Requested Referred to PC Determined	Total no of Referrals overturned by PC
April	16	3	7	3
May	No meeting	-	-	-
June	11	1	1	1
July	No meeting	-	-	-
August	13	3	3	3
Sept	6	0	1	0
Oct	10	2	4	2
YTD	56	9 (16.07%)	16	9 (56.25%)

Source: Unvalidated Statistics

2.7 *Indicator 6: percentage of appeals against refusals of planning permission that are dismissed*

Table 6 below details the number of appeal decisions issued since 1 April 2019. Please note that these figures relating to planning application decisions only are unvalidated statistics extracted from internal management reports. No decisions have been issued by the PAC for this Council in the month of October.

Table 6 Appeals to the Planning Appeals Commission (PAC)

Appeal Decisions	Q1 19/20	Q2 19/20	Oct 2019	Total To Date
Upheld	2 and 2 partial	4	0	6 plus 2 partial
Dismissed	1 and 2 partial	3	0	4 plus 2 partial
Cumulative Total Appeal Decisions	5	7	0	12

Source: Unvalidated Statistics Internal Management Reports

2.8 *Indicator 7: Number of claims for costs received by the PAC and number of claims awarded*

Table 7 provides the details of the number of application for claims for costs made by either third parties or Council to the PAC and the number of claims where the PAC have awarded costs. One application has been made by both third parties and Council but no decision has been made on the applications by the PAC. One of the costs awarded to Council relate to planning appeal 2018/A0165 erection of dwelling at lands to rear of 11 Randal Park Portrush due to the submission of new plans at the appeal which addressed the reasons for refusal and should have been submitted

during the processing of the application. The second related to the late withdrawal of an enforcement notice appeal.

Table 7 Total number of costs received

2019/20	Claims for Costs by third parties	Cost awarded against Council	Claim for Costs by Council	Costs awarded to the Council
April	1	0	1	0
May	0	0	0	0
June	0	0	0	2
July	0	0	0	0
August	0	0	0	0
Sept	0	0	0	0
Oct	0	0	0	0

2.9 Table 8 details the number of contentious applications which have been circulated to all Members in the months April - October and the number which have referred to the Planning Committee for determination. To date 53.75% of contentious applications have been referred to Planning Committee for determination.

Table 8 Total number of referrals requested

2019/20	No of contentious applications	No of contentious applications referred	% Referred
April	7	6	85.7
May	13	8	61.5
June	19	10	52.6
July	11	7	63.6
August	7	1	14.3%
September	9	5	55.56%
October	14	6	42.85
YTD	80	43	53.75%

Source: Unvalidated Statistics Internal Management Reports

3.0 Recommendation

3.1 IT IS RECOMMENDED that the Planning Committee note the update on the development management statistics.