

Update on Development Management Statistics: • Planning Applications Received and Decided in the period 01 April – 30 September 2016	26th October 2016
Planning Committee	FOR INFORMATION

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	Head of Planning
Cost: (If applicable)	N/A

1.0 Background

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.

2.0 Details

Quarter 1 of 2016-17

2.1 Website link 1

<https://www.infrastructure-ni.gov.uk/publications/northern-ireland-planning-statistics-april-june-2016>

Website link 1 provides the ‘Northern Ireland Planning Statistics 2016/17 First Quarterly Statistical Bulletin (April 2016 – June 2016: Provisional figures)’ published 29th September 2016 by Analysis, Statistics & Research Branch, Department for Infrastructure.

2.2 The Bulletin provides an overview of planning activity across Northern Ireland, providing a summary of council progress across the 3 statutory targets for major development applications, local development applications and enforcement cases as laid out in the Local Government (Performance Indicators and Standards) Order (Northern Ireland) 2015.

2.3 Table 1 below details Causeway Coast and Glens Borough Council’s performance against the other 10 Councils regarding applications received, decided, live applications and applications in the system for over 12months. The performance targets for major applications is 30 weeks and for local applications 15 weeks. The table identifies where Council sits against the performance of the 11 Council within Northern Ireland.

- 2.4 When comparing the number of applications received on an annual basis (2015-16), it is important to also bear in mind the level of staffing within those with the least number of applications received i.e. Antrim and Newtownabbey Council and Mid and East Antrim Council (59% and 67% respectively of number received in Causeway Coast and Glens) have similar number of professional planners to Causeway Coast and Glens Borough Council. Furthermore, the number of environmental designations (20 European designations and 4 Areas of Outstanding Natural Beauty) and conservation areas (5) result in slower processing times due to the need for Habitats Regulation Assessments and biodiversity checks.

Table 1 Applications received, decided and processing time for Q1 of 2016-17

	Total Received	Rank from highest number	Total Decided	Rank from highest number	Processing Time	Within target	Rank from fastest
Local (target 15 weeks)	297	6th	368	4th	20.8 weeks	30.4%	8th
Major (target 30 weeks)	4	2nd	3	4th	76.8weeks	0%	8th
Live	662	6th	N/A	N/A	N/A	N/A	N/A
>12 months in system	111	6th	N/A	N/A	N/A	N/A	N/A

Source: Northern Ireland Planning Statistics 2016/17 First Quarterly Statistical Bulletin (April 2016 – June 2016: Provisional figures)

- 2.5 Table 2 below provides an analysis of performance in relation to enforcement activity in comparison to the other 10 Councils. Of interest is the number of cases closed due to no breach of planning control, accounting to just over 1/5 of all cases closed and those closed due to planning permission being granted, accounting to almost 1/3 of cases closed. Furthermore, a total of 4 enforcement notices were served. The live case load at the end of Q1 was 257 cases.

Table 2: Enforcement Performance

	Total	Rank from Highest	% concluded within 70% target	Rank from highest
Opened	113	5th	N/A	N/A
Closed	49	9th	N/A	N/A
Concluded	60	7th	86.7%	5th
Prosecutions	4	1 st	N/A	N/A
Convictions	1	2nd	N/A	N/A
Live Cases	264	3rd	N/A	N/A

Source: Northern Ireland Planning Statistics 2016/17 First Quarterly Statistical Bulletin (April 2016 – June 2016: Provisional figures)

Quarter 2 Planning Statistics

2.6 The provisional statistics for Quarter 2 will not be released by Department for Infrastructure until December 2016. Therefore the statistics detailed below are unvalidated.

2.7 Website link 2

<https://www.causewaycoastandglens.gov.uk/live/planning/schedule-of-applications/application-received>,

Website link 3

<https://www.causewaycoastandglens.gov.uk/live/planning/schedule-of-applications/applications-decided>

Website link 2 and Website Link 3 provide a list of planning applications received and decided respectively by Causeway Coast and Glens Borough Council in the month of August 2016. Please note these exclude Pre-Application Discussions; Certificates of Lawful Development – Proposed or Existing; Discharge of Conditions and Non-Material Changes, to correspond with official validated statistics published by DFI.

2.8 Table 3 below details the number of planning applications received and decided as well as the number of live planning applications in the system and those in the system over 12months. Please note that these figures are unvalidated statistics extracted from internal management reports.

Table 3 Applications Received, Decided and Live

Applications Received	Q1	July	August	September
Received	301	96	100	139
Decided	371	97	118	125
Live >12months	111	95	96	90
Total Live	662	621	603	621

Source: July, August and September are Unvalidated Statistics; Excludes: Pre-Application Discussions; Certificate of Lawful Development Proposed or Existing; Discharge of Conditions; Non-Material Change.

2.9 As can be concluded from the table above, the number of applications received have increased by 39% compared to August whilst staff have continued to work hard to issue decisions, falling just below the number received yet a continuous improvement when compared to previous months.

2.10 Progress continues to be made in relation to the number of over 12 months applications. Work continues to reduce these older applications in line with the agreed Action Plan. Table 4 below provides a further breakdown of the over 12 month applications in the system. An improvement has been made in both the 12-18 months and in the >24 months but the number of 18-24 month applications has increased significantly. Nevertheless, the overall number of >12 month applications continues to decrease.

Table 4 Breakdown of over 12 month applications

Applications Received	Q1	July	August	September
12-18 months	29	46	48	40
18-24 months	22	13	9	17
>24 months	40	36	39	33
Total	111	95	96	90

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

- 2.11** Table 5 details enforcement performance in Q2. Of note is the substantial increase in the number of cases opened, the majority of which are as a result of a complaint received from a member of the public. Details of notices issued is provided at Table 6.

Table 5: Enforcement Performance

	Q1	July	August	September
Cases Opened	113	32	37	68
Cases Closed	49	32	26	22
Notices Issued	4	4	3	3
Court Cases	5	1	0	0
Live Case Load	264	265	282	327

Source: Unvalidated Statistics

**Table 6: Notices Issued
July 2016**

Reference	Name of Offender	Location of Breach	Breach
LA01/2016/0168/CA	William Darwin Falconer	24m East Of 91 Carrowreagh Road, Armoyn	Unauthorised erection of a shed
LA01/2016/0107/CA	James Noel Neely	44m South West Of No.160C Seacoast Road, Limavady	Unauthorised erection of a dwelling and garage
LA01/2015/0006/CA	Noel Kirkpatrick	241 Whitepark Road, Ballycastle	Unauthorised storage container and block wall
LA01/2015/0052/CA	George Alcorn	60 Metres West Of No. 98 Highlands Road Limavady	Unauthorised erection of an agricultural shed

August 2016

Reference	Name of Offender	Location of Breach	Breach
C/2006/0005/CA	Mark Holmes	Adelphi Hotel, Portrush	Unauthorised erection of roof structure on a listed building
LA01/2016/0042/CA	Fergal Mullan	Land North And Adj. To 43 Tirkeeran Road, Garvagh	Unauthorised use of land for storage of containers, scrap, blocks etc.
LA01/2016/0061/CA	Amarildo Pepaj & Colin Hubert Taggart	Former Taggarts Yard, Meeting House Street Town Parks Ballymoney	Unauthorised car wash

September 2016

Reference	Name of Offender	Location of Breach	Breach
LA01/2015/0065/CA	Norman Tosh	Site Adjacent To 3A Ballystrone Road, Coleraine,	Unauthorised hardstanding and hardcore
LA01/2015/0068/CA	Alison & Graham Sutherland	267 Windyhill Road, Coleraine	Breach of Condition failure to provide planting
LA01/2015/0180/CA	Gary Hassin & Joan Hassin	36 Mark Street Portrush	Unauthorised roof terrace

2.12 Table 7 details the number of referral requests received from elected members under Part B of the Scheme of Delegation in Q1 and Q2 of 2016/17. Of note is the continuing increase in referred applications to Planning Committee of 28 when compared with a total of 22 in the whole of 2015-16. Nine referred applications are due for determination at the October Planning Committee Meeting.

Table 5 Referrals Requested in Q1 and Q2 of 2016/17

Referral Request	Requestor	Application Ref	Date of Planning Committee	Planning Officer Recommendation Agreed/Disagree
Q1	Ald Robinson	LA01/2015/0567/O	25/05/2016	Agree
	Cllr Nicholl	LA01/2015/0809/O	24/08/2016	Agree
	Cllr Loftus	LA01/2015/0605/F	27/07/2016	Agree
	Head of Planning	E/2013/0130/F	25/05/2016	Agree
	Head of Planning	E/2014/0234/F	25/05/2016	Disagree
	Head of Planning	LA01/2016/0052/O	25/05/2016	Agree
	Ald Finlay	LA01/2016/0300/F	27/07/2016	Agree
	Cllr Mulholland	LA01/2015/0647/RM	27/07/2016 24/08/2016	W/D from schedule Disagree
	Ald Finlay	LA01/2015/1065/O	27/07/2016 24/08/2016 28/09/2016	W/D from schedule Deferred Disagree
	Ald Finlay	LA01/2015/0519/F	26/10/2016	
	Head of Planning	LA01/2015/0838/HSC	22/06/2016	Agree
	Head of Planning	LA01/2015/1015/O	22/06/2016	Agree
	Cllr Fielding	LA01/2016/0564/F	27/07/2016	Agree
	Ald Finlay	LA01/2016/0299/O	26/10/2016	
	Ald Robinson	LA01/2016/0246/F	27/07/2016 24/08/2016 28/09/2016 26/10/2016	Deferred Deferred Deferred
July	Cllr McGuigan	LA01/2016/0395/O	26/10/2016	
August	Ald Robinson	LA01/2016/0337/F		
	Cllr MA McKillop	LA01/2015/0745/F		
	Cllr McCaul	LA01/2016/0685/F	26/10/2016	
September	Cllr Fielding	LA01/2016/0023/LDP	26/10/2016	
	Cllr Fielding	LA01/2015/0370/F	26/10/2016	

	Cllr Fielding	LA01/2016/0877/F	26/10/2016	
	Ald Finlay	LA01/2015/0935/O	26/10/2016	
	Ald Robinson	LA01/2015/1008/F		
	Ald Robinson	LA01/2015/1053/O		
	Ald Finlay	LA01/2015/1035/O		
	Ald Finlay	LA01/2016/0710/O		
	Cllr Hunter	LA01/2015/0811/O		
Total		28		12 decisions (3 Disagree)

Source: Unvalidated Statistics

3.0 Recommendation

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