

DEVELOPMENT MANAGEMENT AND BUILDING CONTROL PERFORMANCE ASSESSMENT AS OF 31 DECEMBER 2012

1. Planning applications

1.1 The Committee will be aware that the Government (DCLG) sets performance targets for the timeliness of determining planning applications. These are:

- 60% for "majors" to be dealt with in 13 weeks (10 or more homes or more than Majors are defined as 10 or more dwellings or non residential developments exceeding 1000 square metres;. "Others" include: householder applications, changes of use, advertisements and works to listed buildings;
- 65% for "minors" in 8 weeks (one to nine dwellings or smaller scale non-residential development); and
- 80% for "others" in 8 weeks (householder applications, changes of use, advertisements and works to listed buildings).

1.2 These three categories of work amount to just over 80% of the cases that Development Management staff handle in a typical year. The Council also handles a range of other casework such as certificates of lawfulness, works to trees covered by tree preservation orders, applications for listed building consent and the discharge of planning conditions (referred to as "PS 0" cases).

Planning application performance 2009/10 to date

1.3 Performance in the processing of "majors", "minors" and "other" planning applications has slipped since 2010/11. As at the end of December 2012 (Q1 to Q3), our actual turnout performance relative to DCLG performance targets was:

Majors	2/6	33.3%	(DCLG target 60%)
Minors	137/236	58.3%	(DCLG target 65%)
Others	776/1119	69.35%	(DCLG target 80%)

1.4 A comparison between performance in the financial year 2012/13 so far and the last three years is set out in Table 1 below.

Table 1 Performance of majors, minors and others between 2009/10 and 2011/12

	2009/10	2010/11	2011/12	2012/13 Q1 to Q3
Majors	50% (9/18)	27% (3/11)	0% (0/19)	33% (2/6)
Minors	80% (297/371)	80% (303/379)	71% (213/300)	58% (137/236)
Others	91% (1224/1423)	86% (1064/1457)	73% (772/1119)	69% (776/1119)
All casework including PS 0 cases	2743	2972	3078	2515
Numbers of staff	12	11	10	12.5

1.5 From this comparison, it can be seen that “majors” performance is now improving. The target for the year end is now between 62% and 64.7%. The target for the whole of 2012/13 is 50% for “minors” and 65% for “others”. The reason why these targets do not meet the national target is because the service must also deal with a “backlog” of cases that are already outside the statutory timescale.

Backlog

1.6. Two backlog issues are being addressed. First, the Planning Service has completed a review of **historic** cases. At the end of 2011/12, the Council had 1081 majors, minors and others cases on its books that had not been determined. It appointed two additional members of staff to help determine these cases and also removed from the planning register a number of applications deemed not to be determined and removed historic “voided” applications. More rigorous data cleansing and staff instruction has reduced this historic backlog to 487.

1.7 Secondly, a review of the **current flow** of cases has been carried out by looking at the throughput of casework over each quarter. A backlog will grow when the service does not deal with the same number of applications as it receives over a quarter. Table 2 below gives an indication of how the backlog has evolved over time.

Table 2 Build up of backlog cases since 2011/12

	2011/12	2012/13		
	Q4	Q1	Q2	Q3
Planning applications	13	82	205	224
All planning casework (includes PS 0 cases)	64	183	328	344

1.8 Over a three year period, the Council received an average of 588 cases a quarter. Q2 of 2012/13 saw an exceptionally high number of cases coming in (732) which also coincided with a fall of actual decisions made. New performance management is dealing with this issue.

Government reforms to major planning applications

1.9 The Government has recently completed a consultation on proposed changes in the management of major planning applications that could start in October 2013. The new regime proposes that: if over a two year period (2011/13 to begin with), where a local planning authority determines 30% or less of “majors” applications within 13 weeks – or where more than 20% of “majors” appeals are lost – then the Planning Authority would be a designated authority where planning applicants on majors cases would be able to ask the Planning Inspectorate to determine planning applications directly, instead of the local planning authority. The planning fee would also largely go to the Planning Inspectorate.

1.10 If we hit our lower target of 62% of majors determined within 13 weeks for this financial year, we would secure a rate of 28.6% over a two year period. The service is aiming for 65% which would make the two year period average of 30.5% and would avoid the possibility of being designation as an authority in special measures. Meeting this higher target will depend on the applications in the system being determined. Other authorities that might be in the same position include Hounslow, Kensington and Chelsea and Redbridge.

1.11 A number of measures have been put in place to address and improve performance. These include:

- The appointment of a new interim Head of Development Management and the advertisement of a post for a longer term replacement;

- Reforms in how officers validate and process applications with the aim of refusing to accept applications where the level and quality of information submitted is unsatisfactory;
- Guidance to all staff on the processing of planning applications including more rigorous work planning to increase timeliness in the determination of planning applications;
- Increasing the number of officers authorised to sign off planning applications under delegated powers to help reduce the number of backlog cases;
- Negotiating “planning performance agreements” in most new majors cases before they are submitted. This will enable them to be taken out of strict timescales for a decision to be made that are mutually acceptable to the applicant and the Council and therefore are not subject to the 13 week target for decisions; and
- Development of a new “process, procedure and performance” action plan to continue improvement once the backlog has been reduced by April 2013.

Customer satisfaction surveys

- 1.12 The Planning Service collates data on customer satisfaction on a calendar year basis. The figures for 2012 show 72% of survey respondents either very satisfied or satisfied with the service they received.

2 Appeals

- 2.1 The Council continues to do well in appeal cases with 31% of appeals being allowed against a London average of 32% and a national average of 35%.

3. Enforcement

- 3.1 Progress continues to be made at keeping the number of open cases at a manageable level despite an increase in the number of new cases received in this financial year. The service received 639 new cases in Q1 to Q3 compared with a total of 718 cases in the whole of 2011/12. The service is therefore anticipating an 18% increase in enforcement casework over the financial year. In the year to date, 46% of cases were closed within eight weeks. 7% of cases were closed due to the breach being deemed immune from prosecution, a statistic broadly in line with performance for 2011/12 (6%) and 2010/11 (7%) but an improvement on 2008/9 and 2009/10 (13% and 12% respectively).
- 3.2 This year has also seen a significant increase in the number of enforcement notices (87 in the first three quarters up from 84 for the whole of 2011/12.). The Council has received 45 enforcement appeals in the first three quarters of this financial year compared to 43 for the whole of 2011/12).
- 3.3 Only one of the 27 enforcement appeals determined so far this year by the Planning Inspectorate has been allowed.

4. Building Control

- 4.1 In the three month period (October to December 2012) since the last Committee, Building Control received 207 fee earning applications. 91% of these were validated within three working days against our target of 85%, last quarter’s performance of 89% and a 2011/12 performance of 84%. 77% of the full plans applications were responded to within 15 working

days against our target of 85% and performance in the previous quarter and 2011/12 of 77%. All of the applications had their decisions within the statutory period. In the same period there were 130 commencements and surveyors from Building Control made over 1450 site inspections.

- 4.2 In addition during this period 51 dangerous structures were reported and made safe compared with 75 in the last quarter and 225 in 2011/12. There were 43 reported cases of unauthorised work compared with 54 in the last quarter and 225 in total in 2011/12. At the end of the period Building Control also received confirmation that our customer satisfaction had increased from 75% to 83%, further backed up by the requests from several agents to partner with Haringey Building Control that will increase future workload and income.

**NATIONAL INDICATOR NI 157 -
 DETERMINING PLANNING APPLICATIONS**

Year Performance (April – December) 2012/13

In the financial year 2012/13, up to the end of December, there were 1361 planning applications determined, with performance in each category as follows -

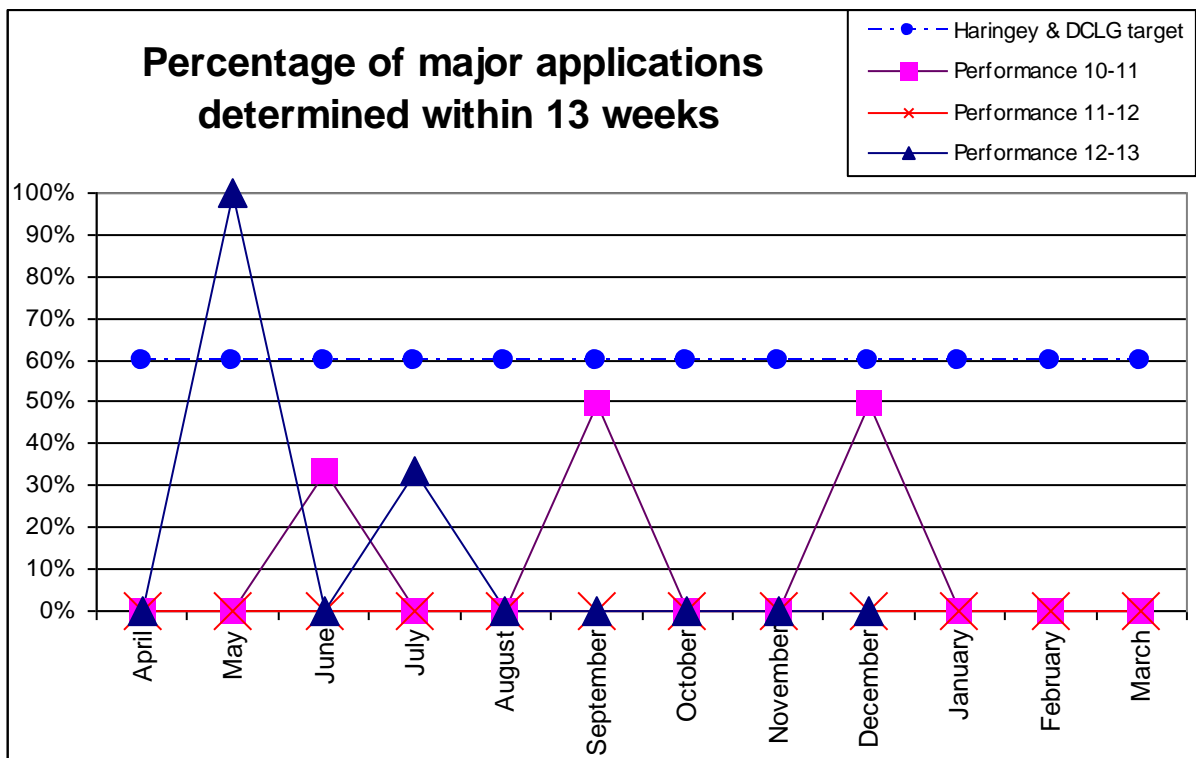
- 33% of major applications were determined within 13 weeks (2 out of 6)
- 58% of minor applications were determined within 8 weeks (137 out of 236 cases)
- 69% of other applications were determined within 8 weeks (776 out of 1119 cases)

Major Applications

2010/2011: 27% of major applications were determined within 13 weeks (3 out of 11)

2011/2012: 0% of major applications were determined within 13 weeks (0 out of 19)

2012/2013 to date: 33% of major applications were determined within 13 weeks (2 out of 6)

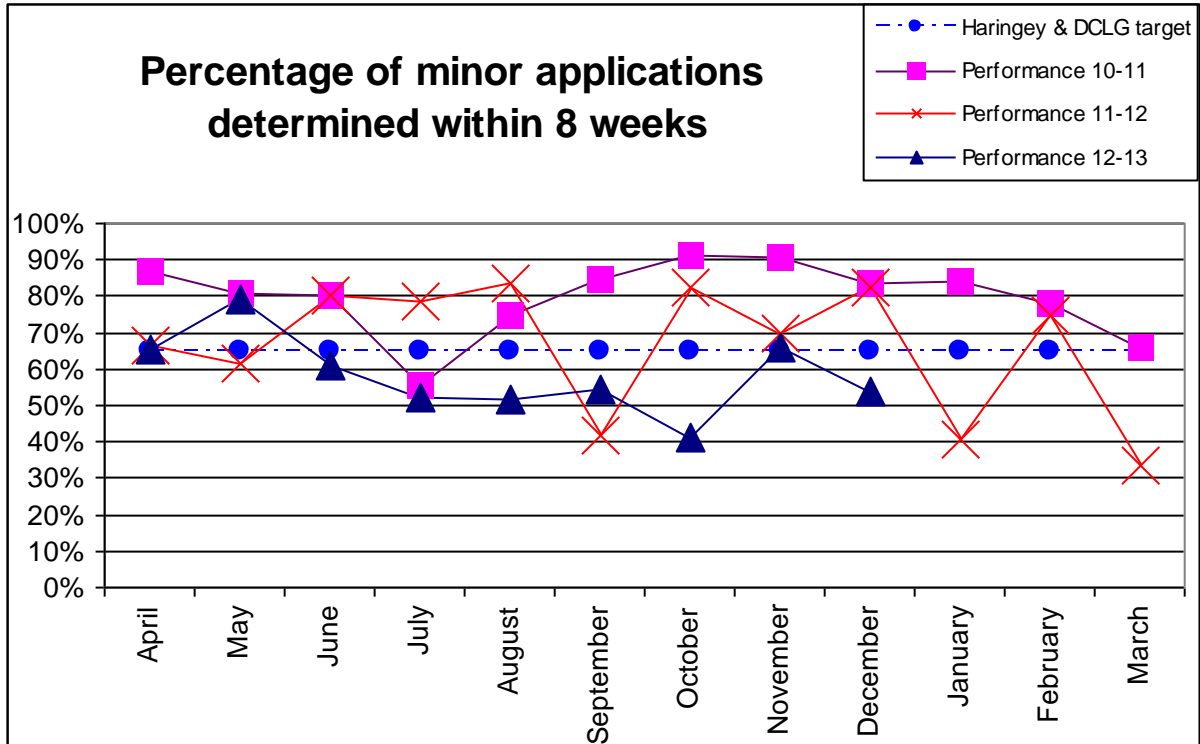


Minor Applications

2010/2011: 80% of minor applications were determined within 8 weeks (303 out of 379 cases)

2011/2012: 71% of minor applications were determined within 8 weeks (213 out of 300 cases)

2012/2013 (April-December): 58% of minor applications were determined within 8 weeks (137 out of 236 cases)

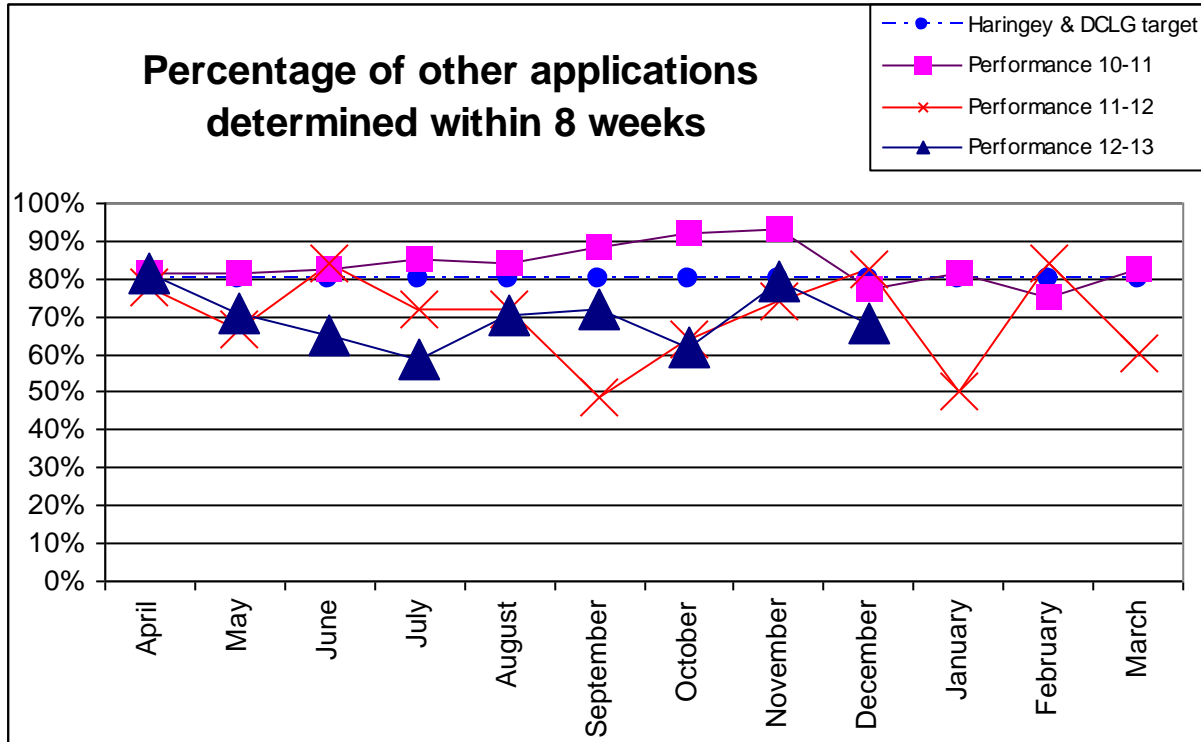


Other applications 2012/13

2010/2011: 86% of minor applications were determined within 8 weeks (1224 out of 1423 cases)

2011/2012: 73% of minor applications were determined within 8 weeks (1064 out of 1457 cases)

2012/2013 (April-December): 69% of minor applications were determined within 8 weeks (776 out of 119 cases)



Appendix I

Explanation of categories

The NI 157 indicator covers planning applications included in the DCLG PS1/2 statutory return.

It *excludes* the following types of applications - TPO's, Telecommunications, Reserve Matters and Observations.

The definition for each of the category of applications is as follows:

Major applications -

For dwellings, where the number of dwellings to be constructed is 10 or more
For all other uses, where the floorspace to be built is 1,000 sq.m. or more, or where the site area is 1 hectare or more.

We are obliged to consult the Mayor of London on a number of majors applications deemed to be of potential strategic significance in accordance with the Town and Country Planning (Mayor of London) Order 2008. In summary, these include:

- Large scale developments – over 150 dwellings or 15,000 square metres
- New buildings over 30 metres high or which increase the height of an existing building by over 15 metres
- Major mining, waste or transport infrastructure projects
- Projects which harm strategic policies: loss of more than 200 homes or which prejudice housing land; loss of more than 2ha of playing fields
- Major projects (over 2500 square metres or over 0.5 ha) which do not accord with the development plan;
- Developments where the Mayor of London directs that they be called in.

Minor application -

Where the development does not meet the requirement for a major application nor the definitions of Change of Use or Householder Development.

Other applications -

All other applications, *excluding* TPO's, Telecommunications, Reserve Matters and Observations.

DEVELOPMENT MANAGEMENT PERFORMANCE STATISTICS

GRANTED / REFUSAL RATES FOR DECISIONS

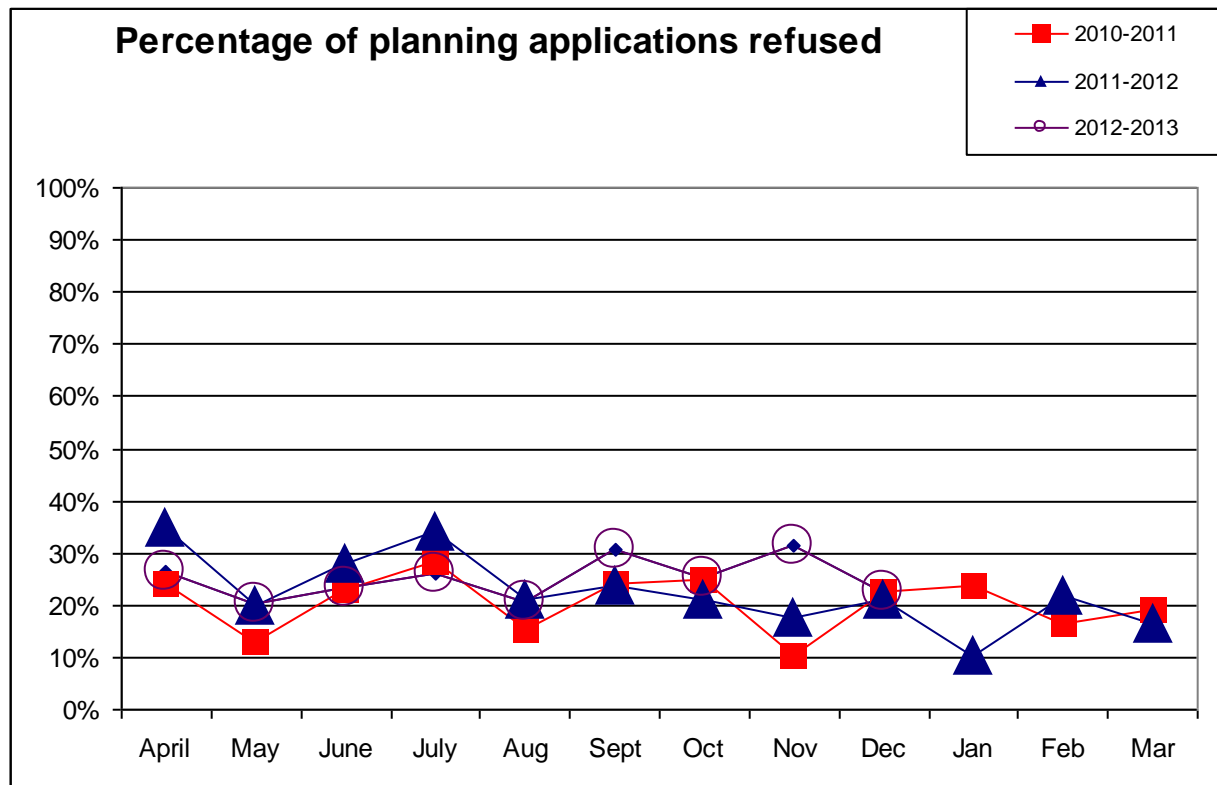
Year Performance (April-December) – 2012/13

In the financial year 2012/13 up to the end of December, excluding Certificate of Lawfulness applications, there were 1187 applications determined of which 75 % were granted (894 out of 1187) and 25% were refused (293 out of 1187).

Performance in the previous financial years are as follows:

2010/2011: 80% were granted (1218 out of 1527)
20% were refused (309 out of 1527)

2011/2012: 78% were granted (1159 out of 1488)
22% were refused (329 out of 1488)



DEVELOPMENT MANAGEMENT PERFORMANCE STATISTICS

LOCAL INDICATOR (FORMERLY BV204) - APPEALS AGAINST REFUSAL OF PLANNING PERMISSION

Year Performance (April-December) 2012/13

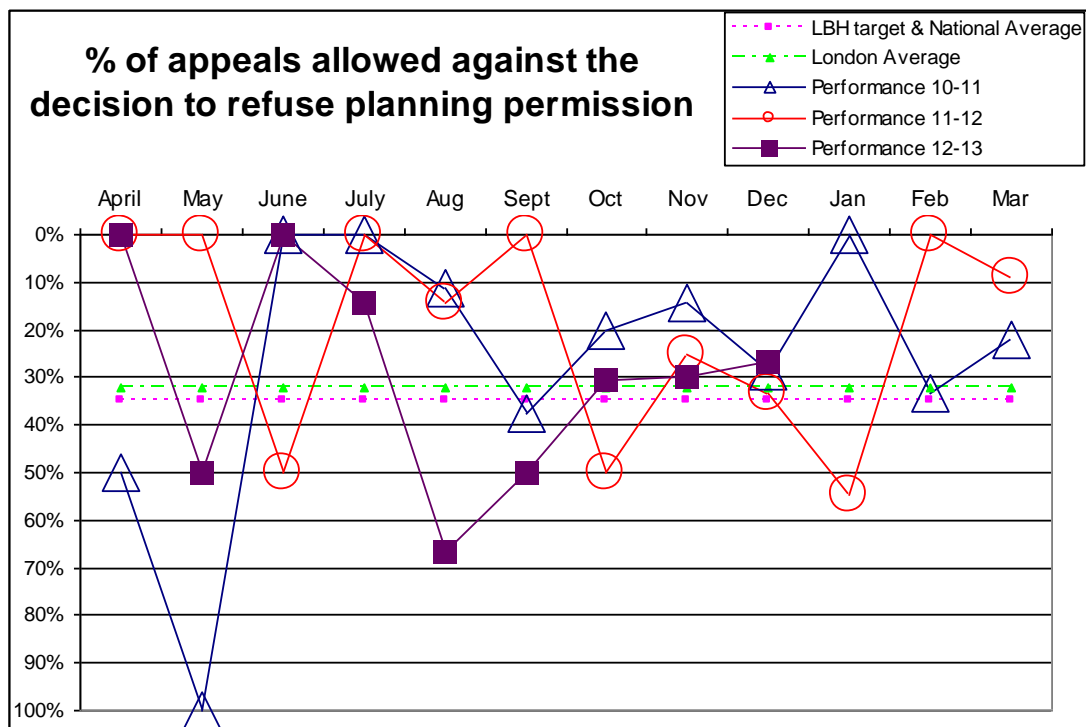
In the financial year 2012/13, up to the end of December, there were 79 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

32% of appeals allowed on refusals (25 out of 79 cases)
68% of appeals dismissed on refusals (42 out of 79 cases)

Performance in the previous financial years are as follows:

2010/2011: 24% of appeals allowed on refusals (21 out of 86 cases)
76% of appeals dismissed on refusals (65 out of 86 cases)

2011/2012: 22% of appeals allowed on refusals (21 out of 96 cases)
78% of appeals dismissed on refusals (55 out of 71 cases)



Appeals against Major Planning Applications

For the period April 2010 until the end of December 2012 the service decided 36 Major Planning Applications and received two appeals during this period. Both were dismissed.

Background / target

The Department of Communities and Local Government (DCLG) used to establish a target for local planning authorities maintaining a 30% rate of planning application appeals submitted under s78 of the Town and Country Planning Act 1990 (as amended) which were allowed (that is, the percentage of planning appeals which the local planning authority loses) where the lower percentage of appeals allowed, the better the local planning authority's performance is.

Haringey continues to monitor its performance against this old indicator but also tracks its performance relative to the national average and the London average. Typically, London authorities win marginally more appeals than other local authorities. Table 1 below compares Haringey's performance with the national and London average

Table 1 Percentage of planning application (s78) appeals allowed

Decision	2009/10	2010/11	2011/12	2012/13 (up to Dec 2012)
Haringey	38 (30.4%)	21 (24.4%)	21 (21.9%)	25 (32%)
National Average allowed	34%	33%	35%	35%
London Average allowed	32%	28%	32%	32%