



Haringey Council

Report for:	Regulatory Committee 12 June 2014	Item Number:	
Title:	Development Management Work Report		
Report Authorised by:	Stephen Kelly		
Lead Officer:	Emma Williamson		
Ward(s) affected: All	Report for Key/Non Key Decisions:		

1. Describe the issue under consideration

- 1.1 To advise the Regulatory Committee of performance on Development Management and to update on progress with the implementation of the Development Management Improvement Plan

2. Recommendations

- 2.1 That the report be noted.

3. Background information

- 3.1 The report summarises the performance of the Development Management for the year ending 2013/14. The last report to the Regulatory Committee meeting on 3 March 2014 focussed on performance and progress up to that date and the implementation of the Development Management Improvement Plan. At the last meeting members were advised that the delegation scheme would be revisited as part of a wider review of the Constitution and a report is anticipated to the July Cabinet. The proposed planning protocol is the subject of a separate report on this agenda. The Committee asked officers to consider how Members could be kept up to date with the progress of major applications. As part of the planning protocol it is proposed to report on all delegated decisions on a monthly basis to Planning Sub



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Committee and also to report on the major planning applications in the pipeline. Proposals have been developed in the proposed planning protocol to provide for increased member engagement at the pre-application stage and the involvement of planning sub-committee at this stage. Should these be agreed the Statement of Community Involvement which is currently being reviewed, will need to be updated to reflect this.

- 3.2 Members asked to be advised of the outcome of two audit reports being undertaken for the planning service during March 2014. Officers are currently awaiting the final reports of both these audits and these will therefore be reported to the next meeting.
- 3.3 Officers are in discussion with Corporate Delivery Unit in the light of changes to the performance indicators monitored corporately with a view to developing a local suite of indicators to be reported regularly to Regulatory Committee as requested at the last meeting. This will take into account those being developed through a Planning Advisory Service 'Performance4 Quality' project which is due to be launched nationally in September 2014. Haringey has been one of the pilot authorities. The objective of the framework is to provide a better and more useful alternative to targets, with the customer at the heart of things. It looks at performance in a neat package containing 3 things:
 1. **Are we easy to do business with?**
Quarterly performance measures looking differently at speed and process using planning applications data.
 2. **What do customers say about us?** Better quality and on-going customer feedback, applicants/agents; amenity groups, members and staff.
 3. **Do we help get quality developments built?** A longer-term look at development quality and the impact of the planning process throughout the development life-cycle

4. Progress on the Development Management Improvement Project

- 4.1 A major part of the improvement project has been a detailed review of all the processes and procedures for dealing with planning proposals – from pre-application through the receipt and registration of planning applications, consultation and determination of applications, the discharge of conditions and appeals. Good progress has been made on these and an internal staff resource manual has been developed to ensure consistency of approach in dealing with different types of applications. Looking forward a revised action plan is being prepared for 2014/15. This will include the following actions:
 - Reviewing with members the priorities set out in the Council's adopted enforcement policy (2012) together with the interpretation of what is expedient with a view to updating the current document
 - Making the changes required to implement the planning protocol



- Establishing regular member training including visits to other Boroughs
- Reviewing the costs of the net costs of the service and a review of fee charges for pre-application advice (fees for planning applications are set nationally) together with service level agreements for key parts of the service (e.g trees, waste)
- Improvements to the website to take account of the corporate customer transformation project and to facilitate self service
- Development of a customer service charter – including a review of the Statement of Community Involvement taking account of the Scrutiny Panel review of community engagement
- Review of the Design Panel

5. 2013/14 end of year performance

- 5.1 The number of major, minor and other applications determined by Haringey in 2013/14 was 2478. The overall number of applications submitted to the development management service remains high with 2947 applications received between 1 April 2013 and 31 March 2014. This represents an increase (of 22%) over a similar period last year when 2309 applications were received.
- 5.2 Performance across all three corporate indicators which look at speed of decision making across major, minor and other applications have all improved dramatically and for the first time in many years the service exceeded all three corporate targets.
- 5.3 During 2013/14, 22 decisions have been issued on major applications. Four of these have been refusals and 18 approvals. In addition three further applications had been to committee by the end of March 2014 and had a resolution to grant consent but were awaiting signing of the section 106 agreement before a decision could be issued. Performance for 2013/14 is set out in the table below compared with other years.

Year	Majors (KPI-65% decisions in 13	Minors (KPI-65% decisions in 8	Others (KPI-80% in 8 weeks or in	Total number of applications (including PSO
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	weeks or in accordance with extension of time agreements or Planning Performance Agreements)	weeks or in accordance with extension of time agreements)	accordance with extension of time agreements)	apps)
2013/14	82% (22 apps)	77% (356)	83%(1587)	2478
2012/13	63% (19 apps)	57% (309)	68% (1570)	2263
2011/12	0% (19 apps)	68% (300)	71% (1455)	2117

5.4 The latest national statistics on planning applications published on 21 March 2014 for the year ending December 2013 showed that overall authorities decided 67% of major applications in 13 weeks, decided 70% of minor applications and 83% of others in 8 weeks. Haringey’s performance is therefore at or above the national average for all types of applications. Nationally 88% of applications were granted compared to 86% in Haringey.

Pre-application enquiries

5.5 The formalised paid pre-application planning advice service provided advice on 105 proposals between 1 April 2013 and 31 March 2014. This includes detailed written confirmation of the advice given at the pre-application meeting. The cost of the pre-application planning service is set out on the Council’s website with the fees ranging from £600 for a proposal of 1-9 units to a maximum of £4,150 for a major or strategic development proposal of 100 or more residential units or more than 10,000 sq.m. of non residential floorspace. These charges are at the lower end of the charges across London and will be reviewed in the year ahead as the service looks to move towards cost recovery.

5.6 In addition 11 additional sites have been the subject of a series of meetings through the Planning Performance Agreement process.

National monitoring on performance on processing planning applications

5.7 The provision to designate under-performing local planning authorities is based on two criteria:

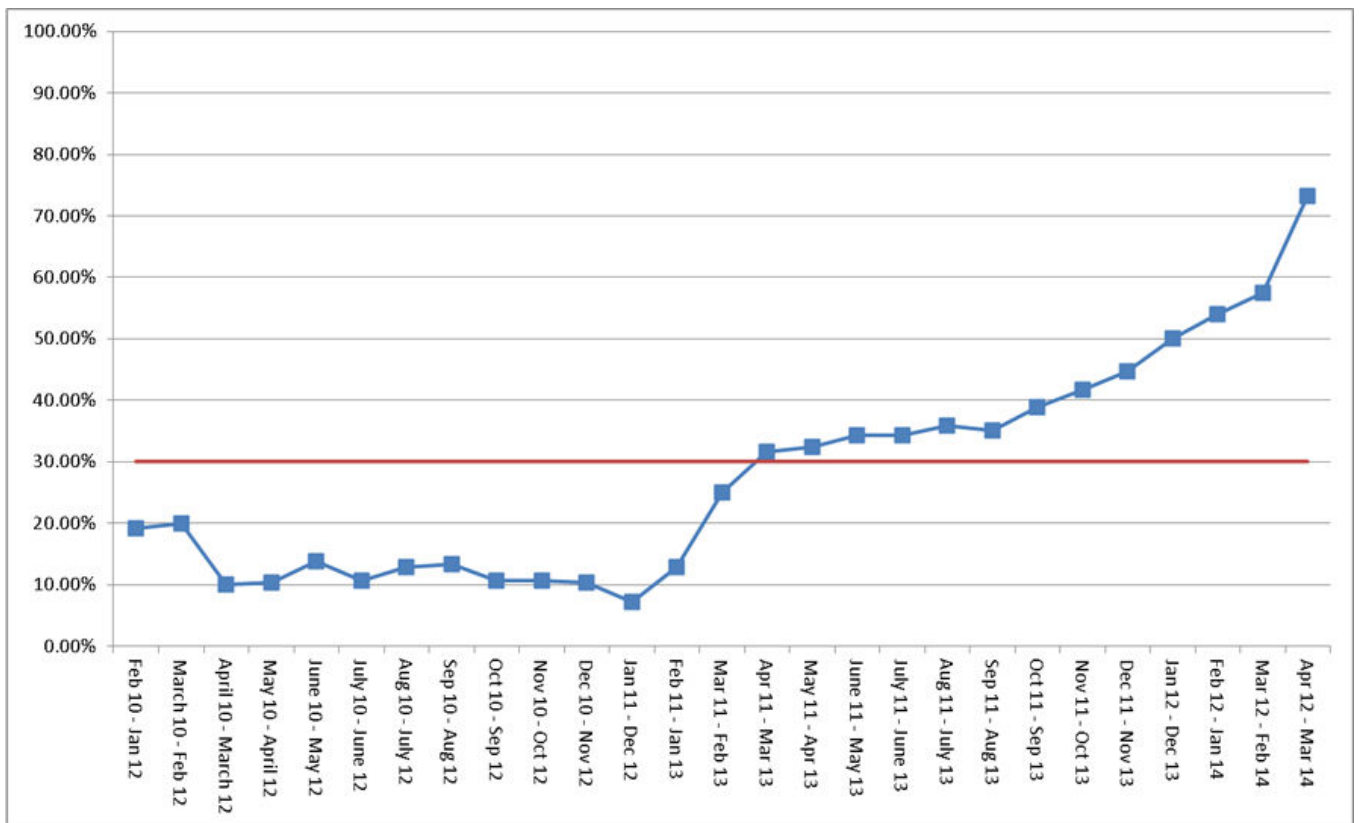
Speed of decisions – the measure to be used is the average percentage of decisions on applications for major development made within the statutory determination period or such extended period as has been agreed in writing with the applicant (either a Planning Performance Agreement or an extension of time). The initial threshold for designation in October 2013 was set at 30% or fewer for the first designation and the assessment period was the two years up to and including the most recent quarter i.e the two year period ending on 30 June 2013. The Council’s performance for this period was published by DCLG on 27 September 2013 and



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showed a percentage of 34.2%. More recent data (not yet published by DCLG) shows current performance up to end of March 2014 at 73%. The Government have indicated that they will be consulting on raising the threshold to 40% for designations in October 2014. The performance on a rolling two year basis is shown below.

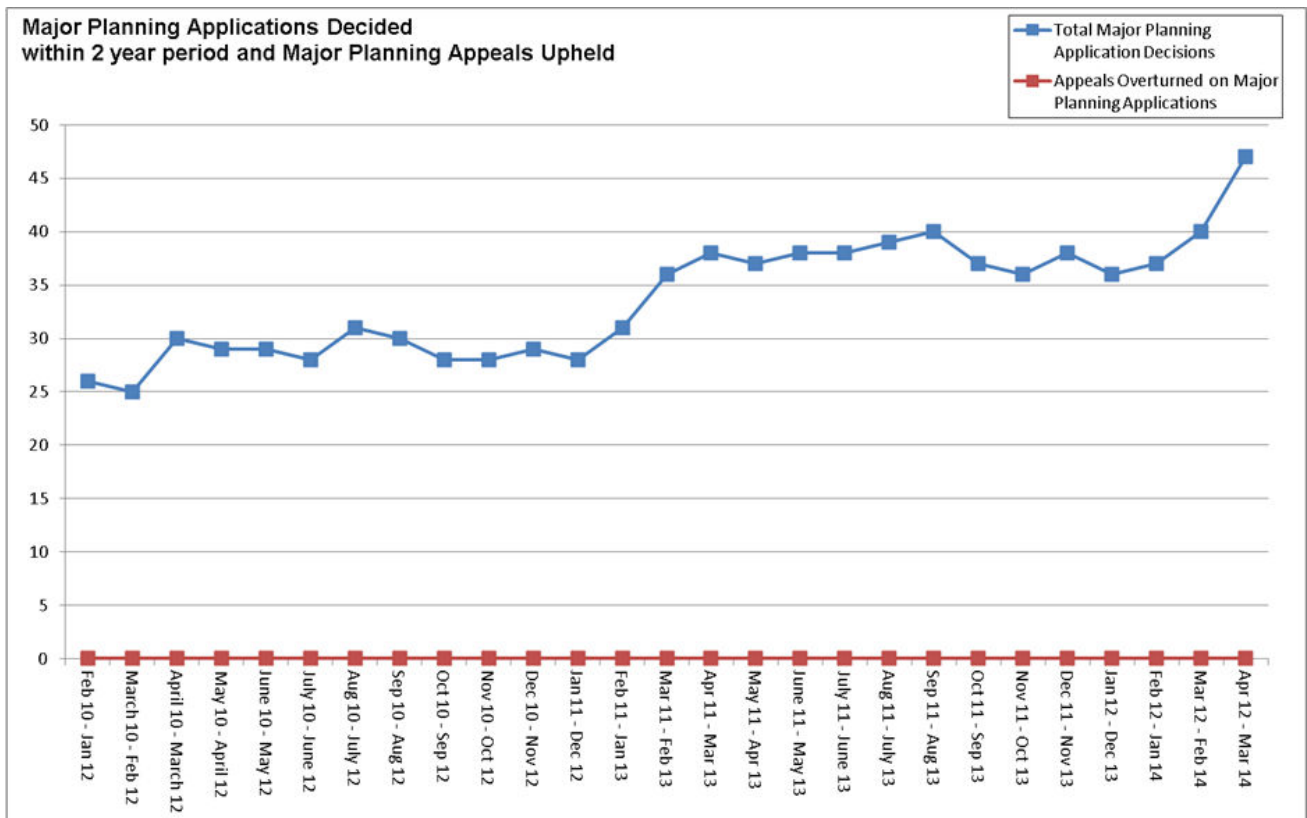
Average percentage of decisions on applications for major development made within the target (rolling two year period)





Quality of decisions – the measure to be used is the average percentage of decisions on applications for major development that have been overturned at appeal once nine months have elapsed following the end of the assessment period. The threshold for initial designation is 20%. For the first designations in October 2013 a two year assessment period ending on 31 December 2012 was used. The nine months is to enable the majority of decisions on planning applications made during the assessment period to be followed through to subsequent appeals that may be lodged and for the outcome of those appeals to be known. The **table** below monitors this indicator and shows that up to the end of March 2014 the Council is currently at 0% and therefore well below this target.

% of Planning Appeals Allowed Against the Decision to Refuse Planning Permission: Individual Monthly Performance





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Local Government (Access to Information) Act 1985

- 6.1 Planning staff and application case files are located at 6th floor, River Park House, Wood Green, London N22 8HQ. Application details are available to view, print and download free of charge via the Haringey Council website: www.haringey.gov.uk. From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.
- 6.2 The Development Management and Building Control Support Team can give further advice and can be contacted on 020 8489 5504, 9.00am-5.00pm Monday to Friday.