



Haringey Council

Report for:	Regulatory Committee 9 September 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 for the first quarter of 2014/15. To report on the outcome of the two audit reports of the Planning Service that were conducted in 2013/14.

2. Recommendations

2.1 That the report be noted.

3. Background information

3.1 The report summarises the performance of the Development Management Service for the first quarter of 2014/15. The Planning Protocol has been implemented and the delegation scheme has been revised along the lines discussed at the previous meeting of the Regulatory Committee.

3.3 Discussions with Corporate Delivery Unit are ongoing with regard to developing a local suite of indicators to be reported regularly to Regulatory Committee as requested previously.



4. Outcome of Audit reports regarding the Planning Service

- 4.1 Two internal audits were carried out within the Planning Service as part of the planned programme in 2013/14. Both of these audits were carried out in February/March 2014 and were reported in late June 2014. Both of these audits rated the service with an audit opinion of substantial meaning that while there is a basically sound system of internal control, there are weaknesses which put some of the client's objectives at risk and/or there is evidence that the level of non-compliance with some of the control processes may put some of the client's objectives at risk. For both of these the direction of travel was listed as improved since the last audit visit.
- 4.2 The first audit looked at Certificates of Lawfulness the only action arising from this audit was that the weekly reconciliation of receipts issues and bankings should be saved in a central location which is easily accessible. A deadline of 31 July 2014 was set and this has been met and implemented.
- 4.3 The second audit looked at the Planning Service (Development Management and Planning Enforcement) in the round and set out the following two actions: that decisions and actions on enforcement cases should take place in a timely manner and that there should be segregation of duties in the sign off of enforcement cases such that decisions are not signed off by the officer that has completed the delegated report. With regard to the first point the service will be reviewing the priority categories with members at an enforcement workshop in the Autumn and we have instigated a new procedure for agreeing the action to be taken in the first 8 weeks of a case and this will embed in shortly. With regard to the second point this was rectified as soon as it was identified by audit and a process to issue delegated enforcement decisions in the same way as planning decisions is also currently being implemented.

5. 2014/15 Quarter One performance

- 5.1 The number of major, minor and other applications determined by Haringey in the first quarter of 2014/15 was 487. The overall number of applications submitted to the Development Management service continues to rise reflecting the increased development activity Londonwide and the prior approval regime introduced by the Government last year.
- 5.2 The cumulative performance for the quarter is set out below which demonstrates that the corporate targets are being comfortably achieved.



On Time for Majors = under 13 weeks or PPA / extension of time agreement

On Time for Minors & Others = under 8 weeks or extension of time agreement

2014 2015	Total decided	Total received	Number of major apps decided	Number decided on time	no. of which were due to PPA / extension	% decided on time	LBH Target	Number of minor apps decided	Number decided on time	no. of which were due to PPA / extension	% decided on time	LBH Target	Number other apps decided	Number decided on time	no. of which were due to PPA / extension	% decided on time	LBH Target
April	149	183	6	6	5	100%	65%	26	21	2	80.77%	65%	117	103	15	88.03%	80%
May	337	394	9	9	5	100%	65%	61	53	6	86.89%	65%	267	241	39	90.26%	80%
June	487	589	10	10	6	100%	65%	85	73	12	85.88%	65%	392	350	51	89.29%	80%

Pre-application enquiries

- 5.5 The formalised paid pre-application planning advice service provided advice on 28 proposals between 1 April 2014 and 30 June 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 shortly as the service looks to move towards cost recovery.
- 5.6 In addition 5 additional sites continue to be the subject of a series of meetings through the Planning Performance Agreement process.

National monitoring on performance on processing planning applications

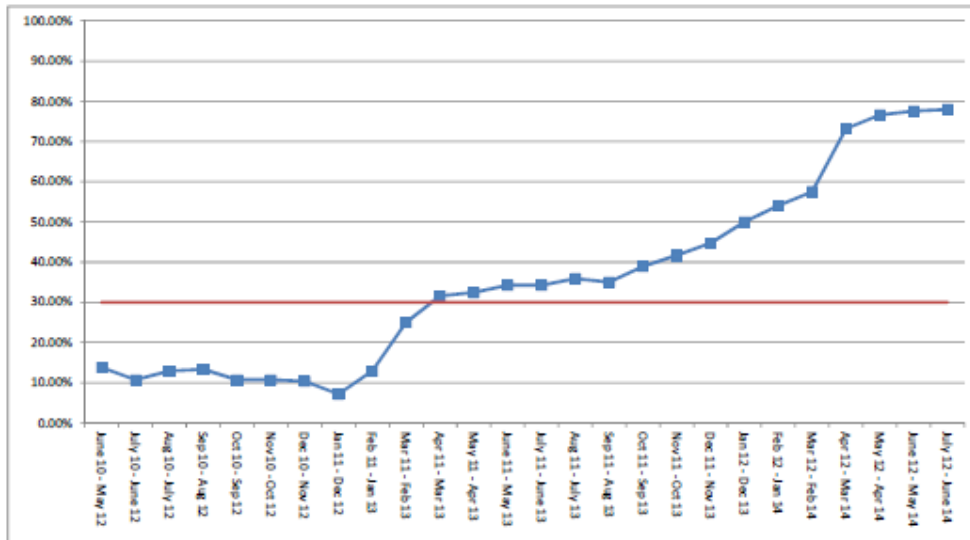
- 5.7 The provision to designate under-performing local planning authorities is based on two criteria:

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 showed a percentage of 34.2%. More recent data (not yet published by DCLG) shows current performance up to end of June 2014 at 78%. 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)

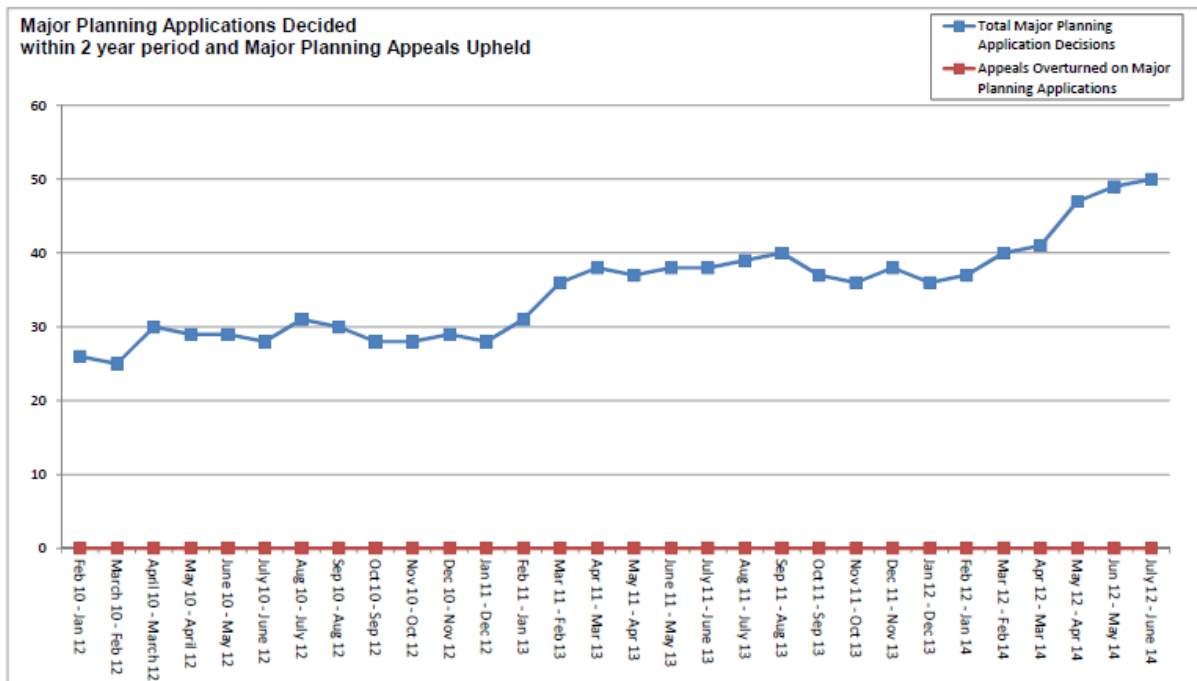
Major Planning Applications Decided on Time within a 2 year Period





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 June 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





Haringey Council

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.