

Update on Development Management & Enforcement Statistics: • Period 01 April 2019 – 30 June 2019	28 August 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 September 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 April 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 2 however the number of major applications decided has increased by 7.

Table 1 Indicator 1: Processing Major applications

Major applications (target of 30 weeks)				
	Number received	Number decided/ withdrawn	Average processing time (weeks)	% of cases processed within 30 weeks
April 2019	0	5	78.8 weeks	20%
May 2019	2	0	-	-
June 2019	0	3	70.2 weeks	33.3%
YTD	2	8	74.5 weeks	25%

Source: Unvalidated Statistics.

Although we did not meet the statutory target for processing major applications, of note is that two applications were progressed within the 30 week target and one application just missed meeting the target at 37.2 weeks. The average processing time (median application that determines the average processing time) was between the next two applications at 70.2 weeks and 78.8 weeks resulting in the average processing time of 74.5 weeks. The two applications that took the longest time to process were for large scale housing developments which resulted in numerous amendments to achieve a quality residential environment. One application required 9 consultations with Dfl Roads and the other 8 consultations with DFI Roads, 8 with Rivers Agency on flooding and drainage issues and 7 consultations with NIEA to remedy issues relating to protected species. Nevertheless, this is a vast improvement in processing times when compared to the same period last year when the average processing time was 282.5 weeks slower.

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 increased by 13 applications and the number of decisions issued/withdrawn has decreased slightly by 10 applications.

Table 2 Indicator 2: Processing Local applications

Local applications (target of 15 weeks)				
	Number received	Number decided/ withdrawn	Average processing time (weeks)	% of cases processed within 15 weeks
Apr 19	107	104	19.3 weeks	37.5%
May 19	102	121	21.8	40.5%
June 19	98	78	22.9	34.6%
YTD	307	303	20.2 weeks	38%

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 3.5 weeks when compared to the same period last year and with 4.3% more local applications being processed within the statutory target increasing to 38% of local applications within the 15 week target. A further 10% were processed between 15 weeks and 18 weeks.

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 33 and the number of cases brought to conclusion has remained the same.

Table 3 Indicator 3: Processing enforcement cases

Enforcement Cases Concluded (target of 39 weeks)				
	Number opened	Number brought to conclusion	70% conclusion time (weeks)	% of cases concluded within 39 weeks
April 2019	23	37	21.4 weeks	100%
May 2019	31	19	35.4	89.5%
June 2019	50	44	13.8	86.4%
YTD	104	100	24.2 weeks	92%

Source: Unvalidated Statistics

The statutory target for concluding 70% of enforcement cases within 39 weeks was well exceeded by our Enforcement team with a staggering 92% of cases concluded

within the statutory target. An improvement of 5.3% when compared to the same period last year.

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/withdrawn. 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 91.53% of applications determined were delegated under the scheme of delegation. However it is important to note that there was no Planning Committee meeting held in May. The two applications indicated as determined by Planning Committee in May were as a result of the determination held at a previous meeting but only issued in May.

Table 4 Percentage of Local applications determined under delegated powers

Applications Determined				
	Total Determined	Delegated Determined	Planning Committee Determined	% Delegated Determined
April 2019	104	90	14	86.54
May 2019 (no meeting held)	121	119	2	98.35
June 2019	78	72	6	92.31
YTD	303	281	22	92.74

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. Of note is that the decisions against officer recommendation were solely on those applications that had been referred to Committee by Members with 50% of those referred being determined against officer recommendation. Furthermore of note is that of those overturned decisions, all were to grant planning permission for single houses in the countryside.

Table 5 Percentage of decisions at Planning Committee against officer recommendation

	Total Planning Committee Determined	Officer Recommendation Overturned	Requested Referred to PC Determined	% Referred Officers Recommendation Overturned
April 2019	16	3 (19%)	7	43%
May 2019	No meeting			
June 2019	11	1 (9%)	1	100%
YTD	27	4 (14.8%)	8	50%

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 April.

Table 6 Appeals to the Planning Appeals Commission (PAC)

Appeal Decisions	April 2019	May 2019	June 2019
Upheld	0	0	2
Dismissed	0	1	0
Cumulative Total Appeal Decisions	0	1	3

Source: Unvalidated Statistics

Of the two appeals upheld, one was as a result of amended plans being submitted to the appeal that, if submitted during the processing of the application would have addressed the issues of concern. As a result costs were awarded to Council. The other appeal upheld was in relation to heights of pillars and walls and difference between where the existing ground level should be calculated against that infilled.

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

	Claims for Costs by third parties	Cost awarded against Council	Claim for Costs by Council	Costs awarded to the Council
April 2019	1	0	1	0
May 2019	0	0	0	0
June 2019	0	0	0	2

2.9 Table 8 details the number of contentious applications which have been circulated to all Members in the months April - June and the number which have referred to the Planning Committee for determination. To date 61.54% of contentious applications have been referred to Planning Committee for determination.

Table 8 Total number of referrals requested

	No of contentious applications	No of contentious applications referred	% Referred
April 2019	7	6	85.71
May 2019	13	8	61.54
June 2019	19	10	52.63
YTD	39	24	61.54

3.0 Recommendation

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