

Update on Development Management & Enforcement Statistics: • Period 01 April 2019 – 30 November 2019	22 January 2020
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. 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](#) provide a list of planning applications received and decided respectively by Causeway Coast and Glens Borough Council in the month of November 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 4, however, the number of major applications decided has increased by 8.

Table 1 Indicator 1: Processing Major applications

Major applications (target of 30 weeks)				
2019/20	Number received	Number decided/ withdrawn	Average processing time (weeks)	% of cases processed within 30 weeks
April	0	5	78.8	20%
May	2	0	0.0	0.0%
June	0	3	70.2	33.3%
July	1	1	134.6	0%
August	3	0	0.0	0%
September	0	2	74.1	0%
October	2	4	69.2	25%
November	1	2	66.0	0%
YTD	9	17	78.8 weeks	17.6%

Source: Unvalidated Statistics.

2 major applications issued in the month of November. One of these applications was for a market for the Vineyard Church. This application required the submission of a Flood Risk Assessment and numerous consultations with DFI Roads. The other application was for extensions to both Limavady High School and St Marys Primary School where delay related to resolution of issues regarding the Waste Water Network which was already at full capacity and in relation to the Habitat Regulation Assessment. These issued resulted in longer processing times.

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 decreased by 52 applications and the number of decisions issued/withdrawn has decreased by 19 applications. Of note is that more decisions are being issued than applications received, reducing the overall number of live applications in the system.

Table 2 Indicator 2: Processing Local applications

Local applications (target of 15 weeks)				
2019/20	Number received	Number decided/ withdrawn	Average processing time (weeks)	% of cases processed within 15 weeks
April	107	104	19.3	37.5%
May	102	121	21.8	40.5%
June	104	79	21.6	35.4%
July	87	97	19.8	40.2%
August	88	100	19.4	43.0%
September	77	117	17.4	42.7%
October	99	101	20	39.6%
November	95	119	19.2	42.9%
YTD	759	838	19.6 weeks	40.5%

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 3.8 weeks when compared to the same period last year and with 5.7% more local applications being processed within the statutory target increasing to 40.5% of local applications processed within the 15 week target YTD.

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 41 and the number of cases brought to conclusion has decreased by 36.

Table 3 Indicator 3: Processing Enforcement Cases

Enforcement Cases Concluded (target of 39 weeks)				
2019/20	Number opened	Number brought to conclusion	70% conclusion time (weeks)	% of cases concluded within 39 weeks
April	22	37	21.4	100%
May	31	19	35.4	89.5%
June	50	44	13.8	86.4%
July	34	24	22.8	75%
August	27	24	29.6	79.2%
September	29	15	36.3	73.3%
October	29	27	30.2	92.6%
November	19	28	21.1	85.7%
YTD	241	218	26 weeks	86.7%

Source: Unvalidated Statistics

The statutory target for concluding 70% of enforcement cases within 39 weeks continues to be exceeded by our Enforcement team with 86.7% of cases YTD concluded within the statutory target. An improvement of 9.1% when compared to the same period last year. Furthermore, the length of time taken to conclude 70% of cases has reduced by 8 weeks taking just 26 weeks YTD to conclude.

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 and excludes withdrawn applications. 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 92.59% of applications determined were delegated under the scheme of delegation.

Table 4 Percentage of Local applications determined under delegated powers

Applications Determined				
2019/20	Total Determined	Delegated Determined	Planning Committee Determined	% Delegated Determined
April	104	90	14	86.54
May (no meeting held)	121	119	2	98.35
June	78	72	6	92.31
July (no meeting held)	94	90	4	95.74
August	83	82	1	98.8
September	116	100	16	86.21
October	101	94	7	93.07
November	113	103	10	91.15%
YTD	810	750	60	92.59%

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. To note is that all applications which have been overturned are on applications referred to Committee by Elected Members.

Table 5 Percentage of decisions at Planning Committee against Officer recommendation

	Total Planning Committee Determined	Officer Recommendation Overturned	Requested Referred to PC Determined	Total no of Referrals overturned by PC
April	16	3	7	3
May	No meeting	-	-	-
June	11	1	1	1
July	No meeting	-	-	-
August	13	3	3	3
Sept	6	0	1	0
Oct	10	2	4	2
November	12	1	5	1
YTD	68	10 (14.7%)	21	10 (47.62%)

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 October.

Table 6 Appeals to the Planning Appeals Commission (PAC)

Appeal Decisions	Q1 19/20	Q2 19/20	Oct 2019	Nov 2019	Total To Date
Upheld	2 and 2 partial	4	0	0	6 plus 2 partial
Dismissed	1 and 2 partial	3	0	1	5 plus 2 partial
Cumulative Total Appeal Decisions	5	7	0	0	13

Source: Unvalidated Statistics Internal Management Reports

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. Council made 2 claims for cost during November with one cost being denied and no decision has been received for the other claim which relates to the Castle Erin application. The applicant has also lodged an award of costs against the Council in relation to the castle Erin application. The other award of costs against the Council relates to a refusal of planning permission for a farm dwelling at

Craigmore Road, Coleraine (2019/A0124) and PAC have not made a decision on this as of yet.

Table 7 Total number of costs received

2019/20	Claims for Costs by third parties	Cost awarded against Council	Claim for Costs by Council	Costs awarded to the Council
April	1	0	1	0
May	0	0	0	0
June	0	0	0	2
July	0	0	0	0
August	0	0	0	0
Sept	0	0	0	0
October	0	0	0	0
November	2	0	2	0
YTD	3	0	4	2

2.9 Table 8 details the number of contentious applications which have been circulated to all Members in the months April - November and the number which have referred to the Planning Committee for determination. To date 56.32% of contentious applications have been referred to Planning Committee for determination.

Table 8 Total number of referrals requested

2019/20	No of contentious applications	No of contentious applications referred	% Referred
April	7	6	85.7
May	13	8	61.5
June	19	10	52.6
July	11	7	63.6
August	7	1	14.3
September	9	5	55.56
October	14	6	42.85
November	7	6	85.71
YTD	87	49	56.32%

Source: Unvalidated Statistics Internal Management Reports

3.0 Recommendation

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