

Title of Report:	Development Management Monthly Statistical Report.
Committee Report Submitted To:	Planning Committee
Date of Meeting:	28 October 2020
For Decision or For Information	For Information

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	Head of Planning

Budgetary Considerations	
Cost of Proposal	Nil
Included in Current Year Estimates	
Capital/Revenue	
Code	
Staffing Costs	

Screening Requirements	Required for new or revised Policies, Plans, Strategies or Service Delivery Proposals.		
Section 75 Screening	Screening Completed:	N/A	Date:
	EQIA Required and Completed:	N/A	Date:
Rural Needs Assessment (RNA)	Screening Completed	N/A	Date:
	RNA Required and Completed:	N/A	Date:
Data Protection Impact Assessment (DPIA)	Screening Completed:	N/A	Date:
	DPIA Required and Completed:	N/A	Date:

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. DfI's Analysis, Statistics and Research Branch (ASRB) publishes 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 2](#) provide a list of planning applications received and decided respectively by Causeway Coast and Glens Borough Council for September 2021. 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 applications, however, the number of major applications decided has decreased by 6. This is due to the restriction in place due to Covid-19 when no Planning Committee meeting took place in the months of April and May. No Major planning applications issued in July due to no Planning Committee meeting taking place. In the last 2 months 2 major applications have issued per month however, these have reduced the processing time to an average of 87.8 weeks as we work to move the older applications out of the system.

Table 1 Indicator 1: Processing Major applications

Major applications (target of 30 weeks)				
2020/21	Number received	Number decided/ withdrawn	Average processing time (weeks)	% of cases processed within 30 weeks
April	0	0	-	-
May	1	0	-	-
June	1	1	70.8	0%
July	2	0	-	-
August	0	2	110.4	0%
September	0	2	93.6	0%
TOTAL	4	5	87.8 weeks	0%

Source: Unvalidated Statistics.

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 66 applications and the number of decisions issued/withdrawn has decreased by 294 applications. Of note is that the number of applications received in Q2 of this business year has exceeded the same period last year by 20 applications. However, with staff largely working from home, processing is slower than when in the office and this is reflective in the decrease in local decisions issuing.

Table 2 Indicator 2: Processing Local applications

Local applications (target of 15 weeks)				
2020/21	Number received	Number decided/ withdrawn	Average processing time (weeks)	% of cases processed within 15 weeks
April	58	37	21.6	32.4%
May	70	53	14.8	52.8%
June	86	62	18.6	37.1%
July	104	45	19.2	28.9%
August	96	55	25.6	30.9%
September	83	72	21.7	36.1%
Total	497	324	20.1 Weeks	36.7%

Source: Unvalidated Statistics; Excludes: Pre-Application Discussions; Proposal of Application Notices; Certificate of Lawful Development Proposed or Existing; Discharge of Conditions; Non-Material Change.

When compared with the same period last year, the impact of working from home is largely in relation to the number of decisions issuing. However, processing times are only 0.5 weeks slower that same period last year when operating in the normal working environment.

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 decreased by 75 and the number of cases brought to conclusion has decreased by 58.

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	13	10	38.4	70%
May	19	22	39.0	72.7%
June	27	8	40.5	62.5%
July	22	10	44.6	70%
August	26	37	33.8	75.7%
September	14	18	52.2	66.7%
Total	82	50	39.1 weeks	71.4%

Source: Unvalidated Statistics

The statutory target for concluding 70% of enforcement cases within 39 weeks continues to be met by our Enforcement team with 70% of cases YTD concluded within the statutory target. However, of note is that the number of cases concluded within 39 weeks has decreased by 14.5% when compared to the same period last year. This was largely due to the restrictions on staff inspecting sites due to restrictions on travel at that time. Site inspections have now recommenced and the number of cases brought to conclusion should increase going forward. However, this will impact in the length of time to bring these cases to target conclusion due to the delays in site visits.

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 96.18% of applications determined were delegated under the scheme of delegation. The increase in the number of applications determined under delegated authority is due to no Planning Committee meeting taking place in the months of April and May due to restrictions imposed due to Covid-19 and also in July due to recess.

Table 4 Percentage of Local applications determined under delegated powers

Applications Determined				
2019/20	Total Determined	Delegated Determined	Planning Committee Determined	% Delegated Determined
April	36	36	0	100%
May	52	52	0	100%
June	59	54	5	91.5%
July	42	42	0	100%
August	55	51	4	92.72%

September	70	67	3	94.37%
Total	314	302	12	96.18%

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 5 out of 6 referred local applications had the officers' recommendation overturned at the August Planning Committee meeting and 1 major application was overturned which is an 83.3% overturn rate for referred applications and a 37.5% overturn rate in total.

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
June	5	0	0	0
August	11	6	6	5
Total	16	6	6	5

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 in YTD of 2020/21 business year. Please note that these figures relating to planning application decisions only are unvalidated statistics extracted from internal management reports.

Table 6 Appeals to the Planning Appeals Commission (PAC)

Appeal Decisions	Q1 20/21	July 2020	August 2020	September 2020	Total To Date
Upheld	1	0	1	1	3
Dismissed	2	0	1	4	7
Cumulative Total Appeal Decisions	3	0	5	10	10

Source: Unvalidated Statistics Internal Management Reports

Ten Planning Appeals decisions have issued by the PAC YTD of which the Planning Department has successfully defended its decision on 70% of appeals.

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.

Table 7 Total number of costs received

2020/21	Claims for Costs by third parties	Cost awarded against Council	Claim for Costs by Council	Costs awarded to the Council
Q1	0	0	0	0
July	0	0	0	0
August	0	0	0	0
September	0	0	0	0
Total	0	0	0	0

Source: Unvalidated Statistics Internal Management Reports

2.9 Table 8 details the number of contentious applications which have been circulated to all Members. No contentious applications were circulated during this period.

Table 8 Total number of referrals requested

2020/21	No of contentious applications	No of contentious applications referred	% Referred
Q1	0	0	0
July	0	0	0
August			
September			
Total	0	0	%

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.