

Regeneration Scrutiny Panel

11th October 2023

Planning Capacity

Introduction

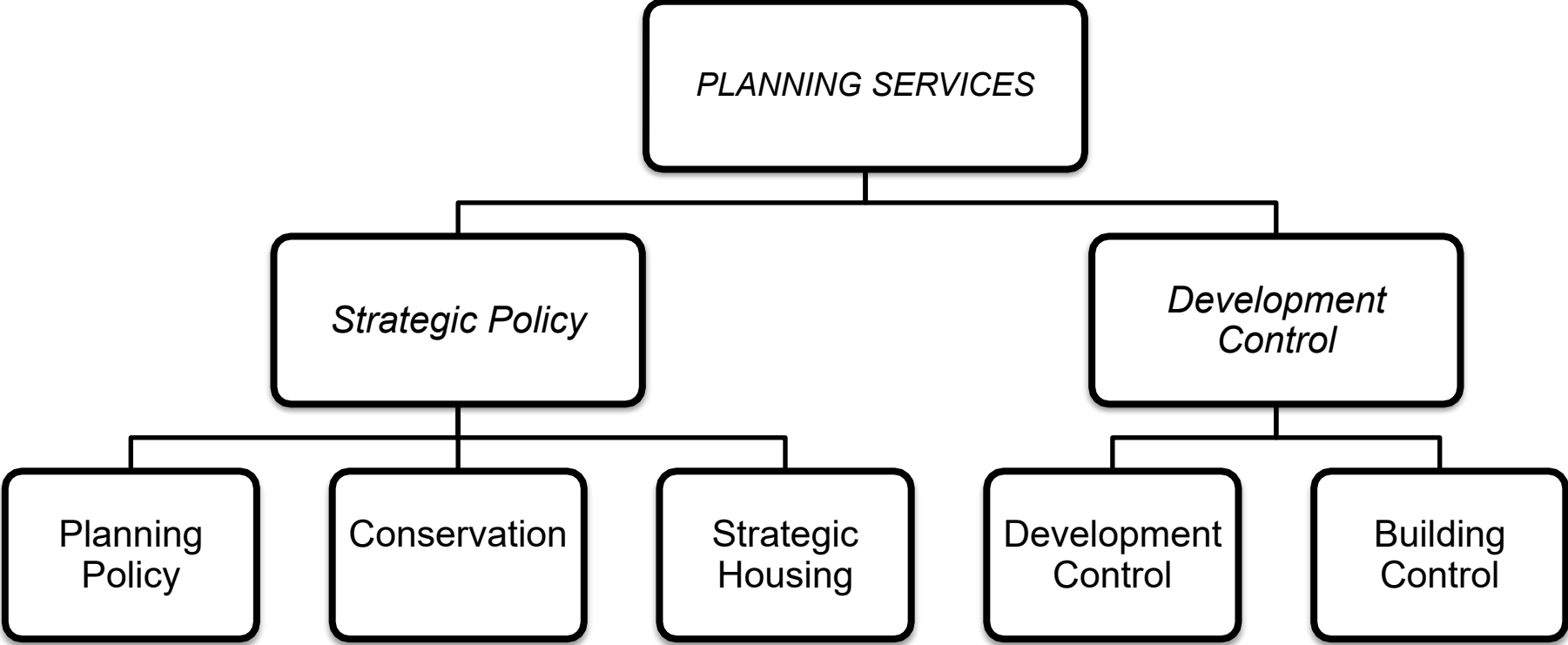
- Planning Services
 - who we are, what we do
 - Statutory / non statutory
- Resources / Structure
- Capacity and workload
 - Development Control
 - Enforcement

Planning Services – overview

- Statutory basis
- Support economic growth and Council aspirations
- Foster new development
- Remove hurdles
- Enabler



- Creating quality places
- Infrastructure
- S106 Agreements/CIL



Statutory basis for Planning

Legislation

- The Town and Country Planning Act 1990
- The Planning and Compulsory Purchase Act 2004
- The Planning Act 2008
- The Localism Act 2011
 - But there are many others.

Statutory Instruments

- The Town and Country Planning (Local Planning) (England) Regulations 2012
- The Town and Country Planning (Development Management Procedure) (England) Order 2010 (and subsequent Amendments)
- The Community Infrastructure Levy Regulations 2010
 - But there are many others

Statutory functions

- Local Plan
- Neighbourhood Planning
- Conservation
- Brownfield Register
- Self – Build Register

- Planning Applications
- Adverts
- High Hedges
- Habitat Regs

- Enforcement of Building Regulations
- Dangerous structures

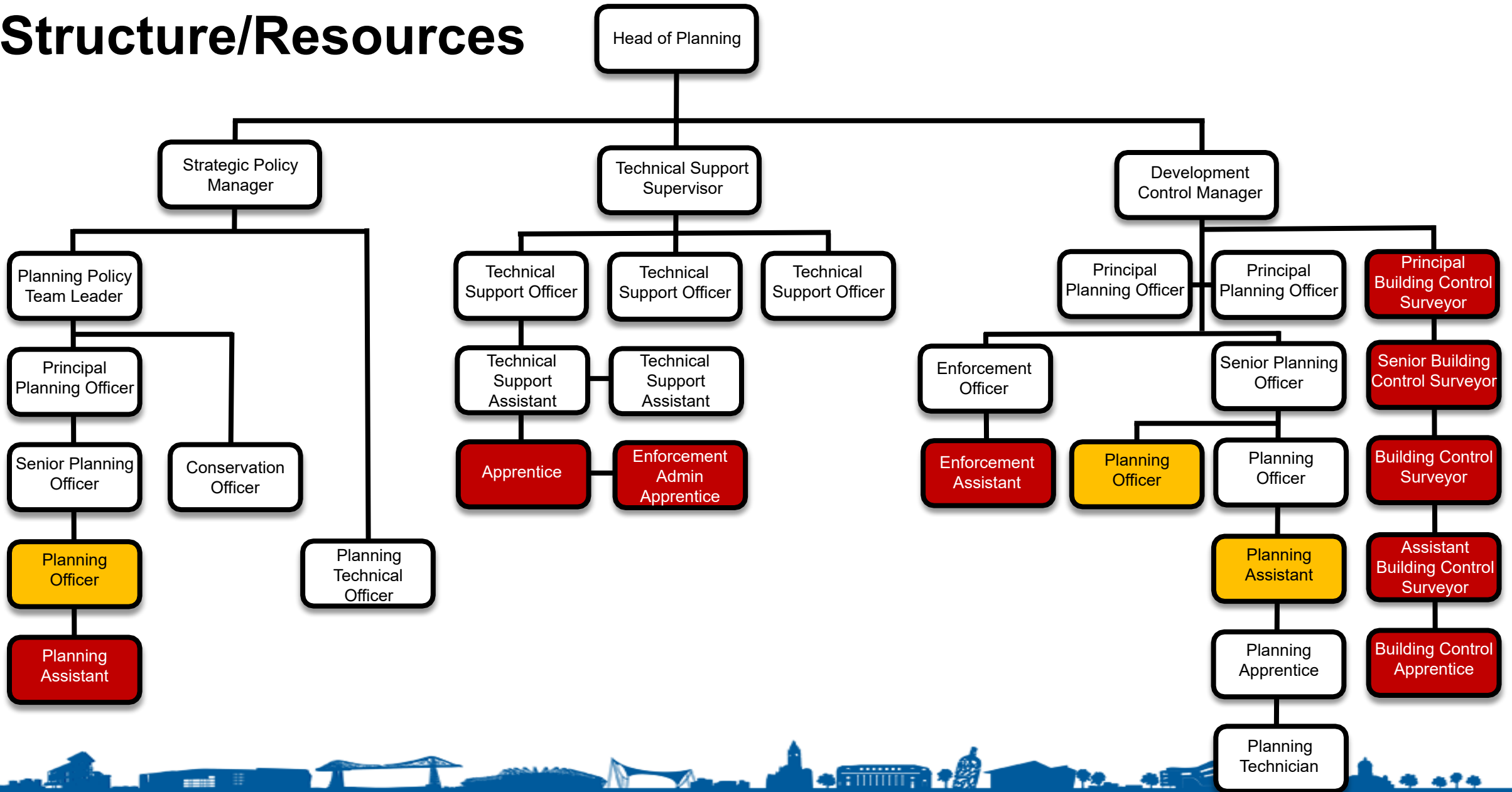
... and

- Local Land Searches
- FOI requests

Non - Statutory functions

- Local list
- Housing strategy
- SPD/Development briefs
- Pre planning application advice
- Enforcement
- Article 4 Directions

Structure/Resources



planning applications – performance measures

– Speed of decision making (Oct 21 – Sep 23)

- Majors 59% (60%)
- Non - major 75% (70%)

– Quality of decision making (Apr 20 – Mar 22)

- Majors 0% (10%)
- Non - major 1.1% (10%)

Issues

- Covid/lockdown
- IT matters
- Pre-application queries
- Quality of applications
- Capacity issues
 - Planning service
 - Consultees (highways, drainage, external)
- Skills
- Recruitment
- Nutrient neutrality
- Emerging/changing legislation
- Community involvement/engagement
- MDC

Enforcement

- Approximately 400 outstanding cases
 - Lockdown saw an increase
 - Number of complaints aren't planning matters!
 - Not always clear where responsibility lies
- Timeframes for dealing with matters
 - 4 years
 - 10 years change of use
- One officer