

PART 2

E. DEVELOPMENT CONTROL

Scope of this Function and Introduction

This function includes:

- All development control issues including enforcement, mineral workings and waste disposal and is exercised within the context of our established policies, particularly the 1994 Structure Plan and the 2001 Local Plan
- Promoting appropriate development which furthers the Authority's policies
- Providing informal advice to intending developers and their agents
- Determining applications and notifications and defending the Authority's case on appeal
- Monitoring development and, where necessary, taking appropriate enforcement action against unauthorised development

The work of this function contributes mainly to the following 2007-2012 corporate outcomes:

- **A: The landscapes of the National Park are valued for their beauty, character and natural resources and managed to adapt to the effects of climate change**
- **B: The adverse impact of mineral working on the special qualities of the National Park and its communities is minimised**
- **I: The Peak District is a living, modern, and innovative area with vibrant and cohesive communities**

Our Performance in 2006/07

Overview:

There have been improvements in the speed of processing of planning applications, together with enhanced customer improvements such as planning surgeries and the introduction of neighbour notification. It is anticipated that these and future improvements should significantly increase the proportion of applicants satisfied with our service in the future.

The preparation of the Design Guide represents a major attempt to improve the quality of development in the Park and ensure our design advice is presented in a clear and accessible format.

The Authority has lost more appeals against its planning decisions in the last year than in previous years. This needs to be analysed in the context of the review of existing policies in the emerging Local Development Framework.

The Authority has had one planning decision overturned by judicial review. This relates to a proposal to extract fluorspar at Winster Moor. The Authority is liable for all reasonable legal costs.

Speed of determining applications:

- Internal procedures continue to be streamlined and monitoring systems were established to check progress on determining applications. Performance now meets government targets with respect to the time taken to process "minor" and "other" applications. These are the best performance figures we have achieved for these categories of development since the measures were introduced. Targets for the relatively few "major" applications (only 8 determined this year) and minerals (only 7 determined this year) have not been met mainly due to a backlog of aged applications, awaiting completion of legal agreements. A review of ways to specifically improve performance on major applications needs to be carried out. There are still a number of aged applications to process which will impact on the performance figures for major applications for the foreseeable future.

Providing advice and promoting appropriate development:

PART 2

- Work progressed on preparing for the introduction of the new national standard application form, which is required prior to October 2007. A comprehensive review of application validation procedures is nearing completion and an agent's forum took place in April 2007 to assist with the introduction of these initiatives
- A new Design Guide was prepared and adopted by the Authority as supplementary planning guidance in February 2007 with a formal launch planned for June 2007 inviting public speakers and a number of stakeholders in the design process. A new design competition is planned for 2007 to celebrate the introduction of the new guide
- Capacity issues arose with trying to improve procedures for issuing pre-application advice which will be addressed as part of a review of the Authority's administrative functions
- Two planning surgeries were piloted to improve communication with applicants and those making representations, attracting 62 appointments. Positive customer feedback was received so surgeries are to be established as a proactive method of communication with four planned for 2007/08. In addition, improvements in the accessibility and level of information on the website are planned
- Planning officers continue to work closely with the Peak Park Parishes Forum, issue a newsletter and attend some parish council meetings to explain particular issues. Public meetings have been arranged to explain progress on major minerals proposals

Monitoring development/ enforcement:

- The number of enforcement breaches resolved increased by 11 by establishing a targeted enforcement system. The number of unresolved enforcement items (that is, where the Authority has resolved to take action) dropped by 4, despite receiving 99 more complaints this year compared to 2005/06
- A system of neighbour notification was introduced in March 2007

Minerals cases:

- Regular press releases and updated information on the website helped keep the community in touch with major minerals issues. Liaison was carried out with the Quarry Products Association and individual minerals operators on pre-application and monitoring issues to promote an understanding of our policies on minerals planning

Workforce planning:

- A system of staff meetings was established and a day of team building activities was held in July. Staff have attended a range of training events to develop their skills and motivation

Trends in Our Performance During 2005 – 2007

Our customer focus has continued to develop with the introduction of neighbour notification on planning applications, planning surgeries and the introduction of a "duty officer" to respond to general enquiries. However, the speed of our written responses still needs improvement.

Performance on processing times for "other" and "minor" applications has improved significantly and now exceeds government targets. Performance on "major" and "minerals" applications has improved but is still below government targets. We receive relatively few of these applications so performance figures are highly volatile. Nevertheless, we will investigate whether the Planning Advisory Service, hosted by the Improvement and Development Agency, can provide help to develop best practice in dealing with these applications.

Nationally accepted problems with the clearing of outstanding minerals enforcement cases have prevented an improvement in this area. Performance on resolving wider planning enforcement matters has improved but our ability to quicken enforcement procedures has been affected by a significant increase in workload.

PART 2

Our Priority Activities and Targets 2007/08

Priority level 1

- Protect and enhance landscapes in consideration of planning applications and the monitoring and enforcement of unauthorised development (Key corporate action A1)
- Respond to minerals consultations and provide research and information to assist effective lobbying (Key corporate action B1)

Priority level 2

- Review old mineral consents and enforce planning requirements in accordance with national and local policies (Key corporate action B2)
- Enforce mineral planning consents and negotiate the reduction in quarrying in considering development proposals (Key corporate action B3)
- Determine planning applications and take enforcement action in accordance with national and local policies to ensure protection and enhancement of the Park's cultural heritage (Key corporate action F2)
- Control of development in accordance with local and national policies to achieve sustainability objectives (Key corporate action I1)
- Control of development to ensure policies on affordable housing are effectively implemented (Key corporate action I3)

Priority level 3

- Continually review and design processes and systems to be transparent, accessible and efficient performance in relation to government targets (Key corporate action K1)
- Carry out statutory publicity requirements and the local code of practice for neighbour notification in determining planning applications (Key corporate action K2)

Financial Summary

Development Control

£,000	2005/06	2006/07	2007/08	2008/09
Direct revenue expenditure	238	84		
Capital charges / depreciation	7	6		
Employee costs	679	741		
Recharged support costs	289	369		
Total Gross Expenditure	1,231	1,200		
Income: Sales Fees and Charges	(243)	(264)		
Income: Other external funding	0	0		
Net Expenditure	988	936		

PART 2

E. Development Control

NPA COMPARISON			Ref	Indicator	ACHIEVED			Target Met	TARGET		
2006/07	Top 25%	Range			2004/05	2005/06	2006/07		2006/07	2007/08	2008/09
			BV106	Percentage of new homes built on previously developed land	66.90%	42.20%	23.21%	Red	60%	60%	60%
			BV108	The number of advertised departures from statutory Plan approved by the Authority as a percentage of total permissions granted	0.25%	0.25%	0.16%	Green	<0.50%	<0.50%	<0.50%
			BV109	Percentage of planning applications determined in line with the Governments new development control targets to determine:							
			(a)	60% of major applications within 13 weeks	40.00%	33.33%	50.00%	Red	60%	60%	60%
			(b)	65% of minor applications within 8 weeks	63.00%	59.56%	72.50%	Green	65%	65%	65%
			(c)	80% of all other applications within 8 weeks	70.00%	67.27%	84.60%	Green	80%	80%	80%
			BV111	Percentage of applicants very / fairly satisfied with service received	N / A	N / A	61%	Red	90%	Survey conducted three yearly	
			BV204	The number of planning appeal decisions allowed against the Authority's decision to refuse planning applications, as a percentage of the total number of planning appeals against refusal of planning applications	32.0%	35.0%	46.2%	Red	<40%	<40%	<40%
			BV205	Quality of service checklist	89.0%	94.4%	94.4%	Red	100%	100%	100%
			LG20	No. of Mineral Sites with Planning Permission under constant monitoring	65	65	60	Green	65	60	60
			LG21	No. of unresolved enforcement items for 1 year or more	54	43	39	Green	40	Review indicator	
			LG22	% new homes built on previously developed land including agricultural building conversions (for comparison with BV106)	92.9%	78.0%	31.25%*		Market driven	Review Indicator	
				Total number of new homes built	127	109	112				

Footnotes:

*Low due to the low number of barn conversions and low numbers of completions in the National Park, giving resultant large fluctuations in percentage terms, relative to other local authority areas