

LONDON THAMES GATEWAY DEVELOPMENT CORPORATION

PLANNING COMMITTEE MEETING: THURSDAY 08 FEBRUARY 2007

PLANNING PERFORMANCE MONITORING

REPORT BY THE DIRECTOR OF PLANNING

1. SUMMARY

- 1.1. This is the second quarterly report to advise Members of the performance of the Corporation's development control function. The value of performance monitoring is the ability to identify strengths and weaknesses and thus evaluate the reasons for performance changes, as well as to identify possible anticipatory action.

RECOMMENDATION

It is RECOMMENDED that the contents of this report are noted.

2. DATA

- 2.1. The data is obtained from the Corporation's electronic records of planning cases which have been registered since the granting of planning powers in October 2005.
- 2.2. The data highlights performance through each complete quarter of the preceding calendar year running from January 01 2006 to December 31 2006. The previous data for 2005 is included for further reference.
- 2.3. The information presented is based on the performance of the Corporation in handling all formal planning decisions for which it is the decision making authority. Additional information is presented in relation to planning appeals in which the Corporation is involved, although in 2006 none of these appeals are against decisions made by the Corporation.
- 2.4. The large body of pre-application work and involvement in masterplans undertaken by Corporation planning officers is briefly referred to in table 5 of the report.

3. REPORT STRUCTURE

- 3.1. This report comprises the following sections :
- ◆ Development Control Performance- tables shown include the number of applications, the speed of decision-making, a breakdown of decisions made and a breakdown of applications under consideration.
 - ◆ Housing & Employment Data- tables provided are based upon data contained within formal planning applications. Please note that where data has not been provided then an estimate based on the size and density of the application has been included.

- ◆ S106 Report- a table is provided of cases which the Corporation has resolved to grant pending the formalisation of a S106 agreement.
- ◆ Appeals- a table is provided of planning appeal cases in which the Corporation is actively involved.

4. KEY FINDINGS

- 4.1 A total of 696 dwellings have been approved by LTGDC (288 pending completing S106 agreements). Development yielding an estimated 1568 jobs has also been approved (275 subject to completing S106 agreements).
- 4.2 There has been a slight increase in the speed of handling applications. It is anticipated that the current review of the planning services agreement with the boroughs will yield proposals to improve performance further.

5. CORPORATION PERFORMANCE DATA

Development Control Performance

Table 1: Showing The Total Number Of Planning Applications Handled

Table 1.	On Hand At Start	Received	Withdrawn	Decided	On Hand At End
Q1- Oct 1 - Dec 31 2005	0	15	0	0	15
Q2 - Jan 1 - Mar 31 2006	15	33	0	9	39
Q3 - Apr 1 - June 30 2006	39	35	0	18	56
Q4 - Jul 1 - Sep 30 2006	56	56	4	8	100
Q1 - Oct 1 - Dec 31 2006	100	27	4	30	93
2006 Total	15	151	8	65	93

- 5.1. This table shows that in the Corporation's 2006 operating period 151 valid applications have been received by the Corporation for consideration. On average 30 applications are received each quarter. The figures also suggest that the number of cases on hand at the end of each quarter may have peaked.
- 5.2. 65 planning decisions have been issued by the Corporation to date and a further 5 planning cases have been resolved by the Corporation planning committee pending the finalisation of S106 agreements and a list of these is shown in table 7.

Table 2: Showing The Basic Breakdown Of Decisions Issued by the Corporation

Table 2.	Decided	Granted	Refused	Delegated
Q1- Oct 1- Dec 31 2005	0	0	0	0
Q2 - Jan 1 - Mar 31 2006	9	9	0	9
Q3 - Apr 1 - June 30 2006	18	18	0	16
Q4 - Jul 1 - Sep 30 2006	8	8	0	7
Q1 - Oct 1 - Dec 31 2006	30	28	2	25
2006 Total	65	63	2	57

5.3. Table 2 shows that during the Corporation's operating period that out of the 65 decisions made, 63 applications were granted and two were refused permission. 57 applications were decided by the Director of Planning under delegated powers, with the remaining eight being determined by the Corporation's Planning Committee.

Table 3: Showing A Breakdown Of Decision Types Issued By LTGDC During Operating Period

Table 3. Breakdown Of Decision Types Issued By LTGDC During Its Operating Period		
Application Type	Decision	Total
Planning Permission	Grant Full Permission	9
Outline Planning Permission	Refuse Planning Permission	2
Reserved Matters	Grant Reserved Matters	4
Listed Building Consent	Grant Listed Building Consent	2
Approval of Details	Grant Approval of Details	48
Grand Total		65

5.4. Table 3 indicates the different types of decisions issued by the Corporation. Whilst a large number of decisions (48) made concern the approval of details pursuant to prior permissions, 17 decisions deal with applications for full planning permission, outline permission, the granting of reserved matters or listed building consent. These applications therefore form the basis of the PS1/2 report which we expect to be requested by DCLG and against which the Corporation's performance can be compared against that of the London Boroughs or other planning authorities.

Table 4: Showing The Speed Of Decision-Making

Table 4.	All ≤13 W	All >13W	Statutory ≤13W Target (60%)	Statutory >13 W
Q1- Oct 1- Dec 31 2005	0	0	0	0
Q2 - Jan 1 - Mar 31 2006	1 (11.1%)	8	0	0
Q3 - Apr 1 - June 30 2006	9 (50%)	9	3 (42.9%)	4
Q4 - Jul 1 - Sep 30 2006	7 (88%)	1	0 (0%)	1
Q1 - Oct 1 - Dec 31 2006	13 (43%)	17	2 (22%)	7
2006 Total	30 (46%)	35	5 (29%)	12

5.5. Table 4 shows that during the Corporation's 2006 period of operation that 30 (or 46%) of the 65 decisions issued have been handled within the 13 week target period set by DCLG for processing major applications. However, when considering only the 17 applications that are counted by DCLG towards the PS1/2 report, this figure is 5 out of 17 (29%) against a national target of 60%. This represents a small step forwards over the previous rolling 4 quarter period in which the figure was 3 applications out of 12 (25%).

Table 5: Showing The Breakdown Of Live Cases

Table 5. Breakdown Of Live Planning Cases Currently Under Consideration	
Application Type	Total
Planning Permission	42
Outline Planning Permission	5
Reserved Matters	2
Listed Building Consent	4
Approval of Details	40
Pre-application enquiry	33
Observations	8
Masterplans & Development Briefs	17
Grand Total	151

5.6. Table 5 shows that out of the 93 formal planning cases on hand at the end of the Corporation's first year of operation, 42 are applications for full planning permission. Beyond formal planning applications, LTGDC officers are continuing to be actively involved providing pre-application advice to developers with 33 active cases and 17 further cases being active at the initial stages of providing input to masterplans and development briefs.

Housing & Employment Data**Table 6: Showing Housing & Employment Data Through The Corporation's First Year Of Operation**

Table 6a Potential Housing Units Granted: Broken Down By LTGDC Area & OAPF Area 2006 (Affordable Units In Brackets)			
OAPF Area	London Riverside	Lower Lea Valley	Total Predicted Dwellings
Canning Town		162 (56)	162 (56)
Barking Town Centre	246 (0)		246 (0)
TOTAL GRANTED	246 (0)	162 (56)	408 (56)
Barking Town Centre	138 (138)		138 (138)
Beckton	52 (15)		52 (15)
Fish Island		98 (0)	98 (0)
TOTAL PENDING S106	190 (153)	98 (0)	288 (153)
GRAND TOTAL	436 (153)	260 (56)	696 (209)
Table 6b Potential Net Jobs Created: Broken Down By LTGDC Area & OAPF Area			
OAPF Area	London Riverside	Lower Lea Valley	Total Net Jobs
Beckton UDC	150		150
Canning Town		177	177
Dagenham Dock Urban Quarter	880		880
Fish Island		60	60
Rainham Conservation Park	26		26
TOTAL GRANTED	1056	237	1293
Barking Town Centre	60		60
Beckton	12		12
Dagenham Industrial Quarter	25		25
Fish Island	178		178
TOTAL PENDING S106	275	0	275
GRAND TOTAL	1331	237	1568

5.7. Table 6 shows housing & employment data gathered from information supplied by the applicant within their formal planning applications. Please note that where data has not been provided then an estimate based on the size and density of the application has been included based on research conducted by ARUPS for English Partnerships.

5.8. This table represents a revision from the previous report in November 2006. This table now separates housing and employment figures contained in approved schemes (where permission has been formally granted) from those schemes that are pending the finalisation of their S106 agreements. The figures currently show an overall total of just under 700 predicted dwellings

from LTGDC applications in the 2006 calendar year of which 209 or (30%) are affordable units. Schemes considered by the Corporation also show a predicted net employment gain of 1568 jobs across the year of 2006, mainly concentrated in the London Riverside region.

- 5.9. It is noted that Members have requested whether it is possible for the Corporation to provide information on the implementation of housing, once planning permission has been granted. Currently the LTGDC does not have the facility to record this information but would look to the London Boroughs to see whether they would be able to provide completion figures through their building control departments. However it is thought that this information may be incomplete as developers may not always use the local authority service for their schemes.

Table 7: Applications Resolved Pending S106 Agreement

19 January 2007

CORPORATION #	APP #	SITE	PROPOSAL	APPLICANT	AGENT	LB	LB OFFICER	UDC OFFICER	C'TTEE RESOLUTION DATE
LTGDC-06-010-PP	06/00164/FUL/LBBD	Car park at Wakering Road, Barking IG11	Foyer providing 116 bedsits above associated services and training facilities in a nine storey building	East Thames Group	Jestico and Whiles	LBBB	Dave Mansfield	Sara Purvis	14/09/2006
LTGDC-06-016-PP	PA/05/02130/LBTH	Crown Wharf, Roach Road, London E3 2PA	Redevelopment to provide 86 live/work units & 2062m2 of A1,A3,A4,D1 & B1 uses plus 14 residential units.	London Green Development s	Pollard Thomas Edwards	LBTH	David Gittens	Will Steadman	10/08/2006
LTGDC-06-050-PP	U0004.06/LBHG	Land west of the Fairview Industrial Park off Marsh Way, within the Ford Motor Co site, Rainham	Construction of sustainable energy facility comprising the erection of gasification power generation plant and associated building and plant. (see statement para 5.1.1 for full details)	Novera Energy Limited PLC	RPS Planning, Transport and Environment	LBHG	Peter Fletcher	Sara Purvis	14/09/2006
LTGDC-06-063-PP	06/00637/FUL	Highbridge Road To Town Quay Town Quay Barking Essex	Erection of 6/ 7 storey building with commercial use on the ground floor and 52 residential units comprising of 34 one bed flats, 17 two bed flats and 1 three bed flat	George Wimpey East London Ltd	JM Architects	LBBB	Dave Mansfield	Sara Purvis	09/11/2006
LTGDC-06-102-PP	06/00790/FUL/LBBD	Town Hall Private Car Park Axe Street Barking Essex	Erection of five storey building comprising health centre and ancillary offices on ground floor and 10 two-bedroom flats and 12 one-bedroom flats above.	Barking & Havering Lift	Clifford Rance Associates	LBBB	Dave Mansfield	Sara Purvis	14/12/2006

Table 8: Corporation Appeal List

19 January 2007

CORPORATION #	APP #	SITE	PROPOSAL	APPLICANT	AGENT	LB	LB OFFICER	UDC OFFICE	SUBMISSION MADE
LTGDC-06-004-PP	05/0191 & 05/1213/LBNM	Site at Peruvian Wharf, North Woolwich Road, Silvertown, London E16	Appeal by Colpy Limited and Haworth Limited. Site at Peruvian Wharf, North Woolwich Road, Silvertown, London E16. Planning Application Ref.nos 05/0191 and 05/1213 - Appeal References APP/G5750/A/05/1194327 and APP/G5750/A/05/1193216	Colpy Limited and Haworth Limited	DP9	LBNM	Anna Eastgate/ Victoria Geoghegan	Peter Minoletti	13/07/2006
LTGDC-06-058-PP	APP/G5750/A/05/1184751/LBNM	Jenkins Lane, Beckton Sewage Treatment Works, Barking Essex	Appeal - Construction Of A Water Treatment Plant Incorporating Desalination Technology, An Intake From The River Thames And Electricity Substation, The Laying Of A Water Distribution Pipeline Within The Stw, Ancillary Landscaping And Access Works, Retention Of The Pilot Plant For Operational Purposes And The Use Of Land In Connection With Construction Activities	Thames Water Utilities Ltd.,	Roger Miles Planning Ltd.	LBNM	Sunil Sahadevan	Peter Minoletti	13/07/2006
LTGDC-06-062-PP	2005/1719/LBHY	Felstead Street London E9 5LQ	Appeal , public inquiry into proposal by Mosaic homes for the : Erection of buildings ranging from 4 to 12-storeys in height to provide 960 sqm of Class A1 (retail) /A2 (financial services) / B1 (office and light industry) / D1 (non residential institutions) or D2 (assembly and leisure) with 123 residential units, comprising 49 x 1 bed, 43 x 2 bed, 21 x 3 bed and 8 x 4 bed and 2 x 8/10 bed units, together with associated car parking and landscaping. Demolition of existing buildings on site.	Mosaic Homes	Hepher Dixon	LBHY	John Rowell	Peter Minoletti	25/07/2006
LTGDC-06-065-PP	APP/E5900/A/06/2013333/NWF	Site at Leamouth Peninsula North, Orchard Place, London E14, Hercules Wharf, Orchard Place, London E14, Union Wharf and Castle Wharf, Orchard Place, London E14 and Union Wharf, S&D Gardening, Orchard Place, Leamouth Peninsula South, E14	Planning Appeal against non-determination: Pura Foods Ltd, Orchard Place, Orchard Place, London, E14 & Leamouth South	Clearstorm Limited	GVA Grimley	LBTH	David McNamara	Sara Purvis	11/01/2007