

## **PLANNING COMMITTEE MEETING: THURSDAY May 14<sup>th</sup> 2009**

### **PLANNING PERFORMANCE MONITORING**

#### **REPORT BY THE DIRECTOR OF PLANNING**

##### **1. SUMMARY**

- 1.1. This is the eleventh quarterly report to advise Members of the performance of the Corporation's development control function.
- 1.2. 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 year of the Corporation's function.
- 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.

##### **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.
  - ◆ Appeals- a table is provided of planning appeal cases in which the Corporation is actively involved.

#### 4. KEY FINDINGS

- 4.1 A total of 9238 dwellings have been approved by LTGDC to date (of which 2080 are pending completion of S106 agreements). Development yielding an estimated 9569 jobs has also been approved (2114 subject to completing S106 agreements).
- 4.2 In the past four quarters (April 1<sup>st</sup> 2008 to March 31<sup>st</sup> 2009) the handling of those applications eligible for inclusion on the PS1/2 “major applications” return is: 43% being determined within the 13 week target period. This is compared against a national target set by DCLG of 60%. This figure represents a slight decrease in performance when compared with the last quarterly performance report in which the Corporation returned an annualised rolling average of 48% (January 1<sup>st</sup> 2008- December 31<sup>st</sup> 2008). However, 43% represents a significant increase for the statistical year (Apr-Mar 2008/2009) when compared against the 24% figure for 2007/2008 (Apr-Mar).

#### 5. CORPORATION PERFORMANCE DATA

##### Development Control Performance

**Table 1: Showing The Total Number Of Planning Applications Handled**

2005-2009		On Hand At Start	Received	Withdrawn	Decided	On Hand At End
①	Year 1 2005-2006	0	48	0	9	39
②	Year 2006-2007	39	184	13	92	118
③	Year 3 2007-2008	118	295	28	206	178
④	Year 4 2008-2009	179	144	17	175	131
2008-2009 Breakdown		On Hand At Start	Received	Withdrawn	Decided	On Hand At End
④	Q1Y4 Apr 1 - June 30 08	179	52	5	64	162
④	Q2Y4 July 1 – Sep 30 08	162	36	3	25	170
④	Q3Y4 Oct 1 – Dec 31 08	170	30	7	61	132

4	Q4Y4 Jan 1 – Mar 31 09	132	26	2	25	131
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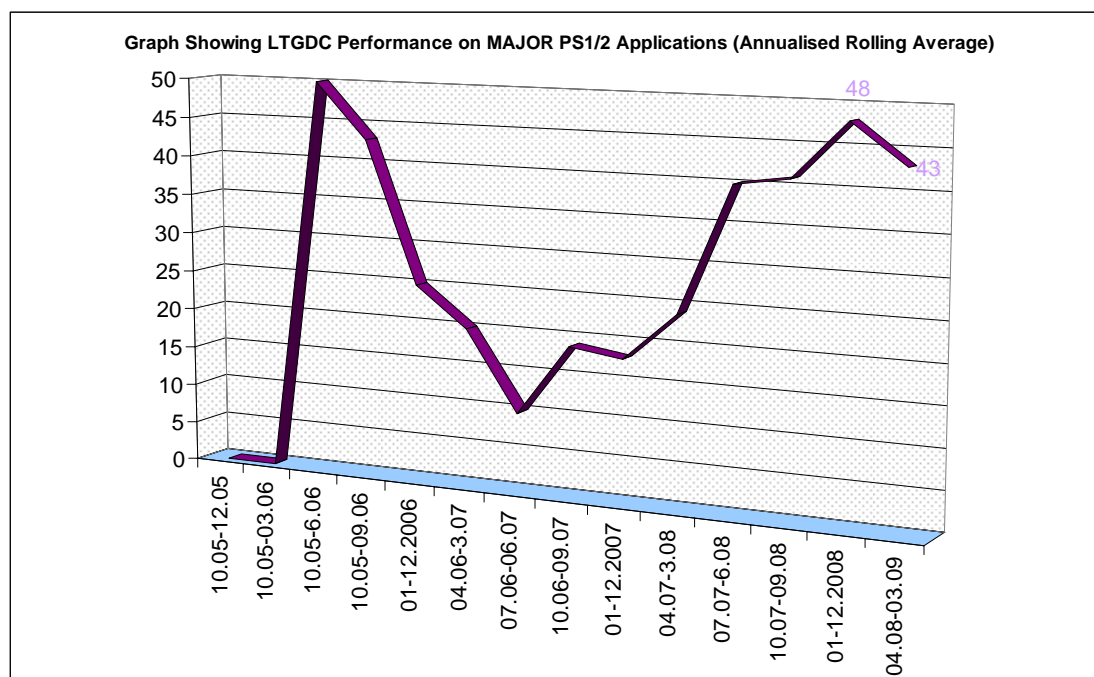
- 5.1. 482 planning decisions have been issued by the Corporation to date. 25 decisions have made in the last quarter and 6 of these decisions relate to the PS1/2 Planning Performance statistics for processing MAJOR applications. The speed with which the UDC has determined these is shown in table 4 further below.
- 5.2. A further 14 planning cases have been resolved by the Corporation planning committee pending the finalisation of S106 agreements.

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

2005-2009		Decided	Granted	Refused	Delegated
1	Year 1 2005-2006	9	9	0	9
2	Year 2006-2007	92	90	2	79
3	Year 3 2007-2008	206	200	6	178
4	Year 4 2008-2009	175	172	3	155
2008-2009 Breakdown		Decided	Granted	Refused	Delegated
4	Q1Y4 Apr 1 - June 30 08	64	64	0	57
4	Q2Y4 July 1 – Sep 30 08	25	24	1	22
4	Q3Y4 Oct 1 – Dec 31 08	61	61	0	57
4	Q4Y4 Jan 1 – Mar 31 09	25	23	2	19

- 5.3. Table 2 shows, during the operating period of the LTGDC, that out of the 482 decisions made, 471 applications were granted and eleven (2%) were refused permission. This demonstrates the positive role of the Corporation in successfully negotiating schemes with agents and developers.

- 5.4. 421 applications were decided by the Director of Planning under delegated powers, with the remaining 61 (13%) being determined by the Corporation's Planning Committee.
- 5.5. The Corporation is asked to submit its performance statistics for publication by DCLG. The following graph and Table 3 (further below) show these formal figures and highlight performance on determining major applications.
- 5.6. Table 3 demonstrates that when considering PS1/2 data for LTGDC performance in determining MAJOR applications then the total for the current statistical year is 13 out of 30 such cases have been decided within the 13 week target period. This gives a performance figure of 43% for the year ended Mar 31 2009 compared against a national target set by DCLG of 60%. This figure represents a significant rise in performance on 2007/2008 (when the Corporation returned 24%).
- 5.7. This is also shown visually in the graph which displays the annualised rolling performance across each last four complete quarters.



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**Table 3: Showing The Speed Of Decision-Making**

2005-2009		All ≤13 W	All >13W	Statutory MAJORS ≤13W	Statutory MAJORS >13 W
①	Year 1 2005-2006	1 (11%)	8	0 (0%)	0
②	Year 2006-2007	45 (49%)	47	4 (20%)	16
③	Year 3 2007-2008	102 (49.5%)	104	6 (24%)	19
④	Year 4 2008-2009	64 (37%)	111	<b>13 (43%)</b>	<b>17</b>
2008-2009 Breakdown		All ≤13 W	All >13W	Statutory MAJORS ≤13W	Statutory MAJORS >13 W
④	Q1Y4 Apr 1 - June 30 08	33 (52%)	31	7 (63%)	4
④	Q2Y4 July 1 – Sep 30 08	5 (20%)	20	3 (43%)	4
④	Q3Y4 Oct 1 – Dec 31 08	21 (34%)	40	2 (33%)	4
④	Q4Y4 Jan 1 – Mar 31 09	5 (20%)	20	1 (17%)	5
				<b>13 (43%)</b>	<b>17</b>

Housing & Employment Data

**Table 4a: Showing Housing Data To Date (October 31<sup>st</sup> 2005 – March 31<sup>st</sup> 2009)**

Housing		London Riverside	Lower Lea Valley	Total Predicted Dwellings
★	TOTAL GRANTED	<u>898(251)</u>	<u>6260 (1218)</u>	<u>7158 (1469)</u>
★	TOTAL PENDING S106	<u>102 (96)</u>	<u>1978 (626)</u>	<u>2080 (722)</u>
★	GRAND TOTAL	<u>1000 (347)</u>	<u>8238 (1844)</u>	<u>9238 (2191)</u>

**Table 4b: Showing Employment Data To Date (October 31<sup>st</sup> 2005 – March 31<sup>st</sup> 2009)**

Employment		London Riverside	Lower Lea Valley	Total Net Jobs
★	TOTAL GRANTED	<u>2687</u>	<u>4768</u>	<u>7455</u>
★	TOTAL PENDING S106	<u>1127</u>	<u>987</u>	<u>2114</u>
★	GRAND TOTAL	<u>3814</u>	<u>5755</u>	<u>9569</u>

- 5.8. Table 4 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.
- 5.9. This table 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.
- 5.10. The figures currently show an overall total of 7158 predicted dwellings from LTGDC applications of which 1469 (or 21%) are affordable units. A further 2080 units are contained in schemes which are pending the S106's of which 722 (or 35%) are affordable dwellings. This brings the total housing pipeline to 9238 residential dwellings of which 2191 (or 24%) will be affordable.
- 5.11. Schemes considered by the Corporation also show a predicted net employment gain of 9569 jobs to date distributed across the Lower Lea Valley and London Riverside.

**6. Appeals 2008/2009**

- 6.1. Since the last quarterly report, no new appeal cases have been lodged with the Planning Inspectorate against the LTGDC.

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- 6.2. One appeal case has been dismissed in the last quarter in February. This was a case originally lodged on the 1st of October 2008, against the Corporation's non-determination of the application to develop the Devon Wharf site in Poplar.
- 6.3. The proposal was for the erection of 4/5 and 14 storey buildings to provide 1,000 sq m of commercial space comprising one unit for use as A1 (Shop) or A2 (Financial and professional services) and 14 B1 (Business) units together with 66 residential units, 21 car parking spaces, landscaping and riverside walkway.
- 6.4. The application was put to the Planning Committee of the 13th of November 2008, where Members resolved that had the appeal not been lodged with the Planning Inspectorate, the application would have been refused.
- 6.5. After considering the representations made by the Appellant, the London Borough of Tower Hamlets, the Health and Safety Executive and the Corporation, the Inspector found in favour of the Corporation. On the 10th of February the appeal was dismissed.
- 6.6. Lastly, LTGDC turned down a joint planning application from the Kingsway International Christian Centre and London Development Agency in February 2008. The proposed development on a 13.5 acre site including a 500 seat chapel, 8,000 seat auditorium, office building, 1,000 seat multi-use building, and multi-storey car park for 1200 cars plus cycles and motor cycles is part of land already allocated for high quality manufacturing known as the Beam Reach 5 Business Park. An appeal was lodged by the joint applicants and the public inquiry opened on 10th March 2009 at the Centre for Engineering & Manufacturing Excellence (CEME), Rainham. LTGDC's case in the appeal was supported by the London Borough of Havering. LTGDC awaits the outcome of the appeal following the hearing's closure at the end of March.
- 6.7. Please see Table 5 for a complete list of appeals handled by the Corporation during the last year.

**Table 5: Showing Appeals Handled By The Corporation Between 1<sup>st</sup> April 2008 and 31<sup>st</sup> March 2009**

APPEAL REF	CASE	SITE	DATE LODGED	APPEAL TYPE	APPELLANT	REASON	DEC'N
APP/A9580/A/08/2069481	LTGDC-06-064-PP	Former Railway Land North Of Container Depot Box Lane Barking	11/09/2008	Public Inquiry	R F V Developments	Non-determination	Appeal Pending
APP/A9580/A/08/2082331	LTGDC-07-149-FUL	Plots 10-12 Off Consul Avenue And Manor Way, Beam Reach 5, Rainham.	18/08/2008	Public Inquiry	Kingsway International Christian Centre & London Development Agency	Refusal	Appeal Pending

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APP/A9580/A/08/2075279	LTGDC-07-169-FUL	75 - 77 Chequers Lane Dagenham Essex RM9 6QT	06/06/2008	Public Inquiry	Hunts Heat & Power Ltd	Non- determinati on	Appeal Withdra wn
APP/A9580/A/08/2086759	LTGDC-08-010-FUL	Devon Wharf, Leven Road, Tower Hamlets, London, E14 0LL	13/10/2008	Written Representa tions	Chilton Transport (Bow) Ltd	Non- determinati on	Appeal dissmis ed