

PLANNING ACTIVITY REPORT

1. Background

- 1.1 The Ebbsfleet Development Corporation, as a Local Planning Authority, has a requirement to collect and submit data to the Ministry of Housing, Communities and Local Government (MHCLG) on the time taken to determine planning applications and the quality of decisions.
- 1.2 The planning performance thresholds are as follows: -
 - Major Developments: to determine 60% of applications within 13 weeks.
 - Non-Major Developments: to determine 70% of applications within 8 weeks.
- 1.3 The quality of decisions is assessed via the number of applications overturned at appeal identifying a 10% threshold.
- 1.4 Falling short of the threshold levels could result in the EDC being designated as an underperforming authority.

2. Statistics

- 2.1 Annex A contains a series of charts showing data concerning the determination of planning applications.
- 2.2 Figure 1 shows the number of applications received and determined for the year by quarter. During the period 1 October 2019 to 31 December 2019 the Corporation received 10 planning applications which fall within the statutory returns. During this same period, the Corporation determined 8 such planning applications.
- 2.3 Applications can be subject to a bespoke determination timescale which is agreed between the applicant and the local planning authority. These can be in the form of a Planning Performance Agreement (PPA) or a Planning Extension Agreement (PEA).
- 2.4 Figures 2 & 3 show performance against the statutory national target for major and non-major applications for the year, per quarter.

The overall performance for this last quarter 1 October 2019 to 31 December 2019 is:

- 'Major application' within time or within time agreed is 100%. Target is 60%.
- 'Non-major applications' within time or within time agreed is 100%. Target is 70%.

Therefore the overall yearly performance target for each threshold is:

- 'Major application' within time or within time agreed is 100%.
- 'Non-major applications' within time or within time agreed is 100%.

2.5 The EDC has not received any planning appeals during this period.

3. Advice and analysis

3.1 This report is submitted for information and enables EDC board to monitor the work of the planning team.

3.2 It should be noted that the activity outlined in these performance statistics relates to only those applications which are covered under the statutory reporting process. EDC considers a substantial number of condition discharge applications and non-material amendments which do not get captured in these numbers.

4. Financial and legal implications

4.1 Planning income for April – December 2019 is £238,698.00. Annex B, Figure 1 shows the planning application fees received.

The quarterly breakdown is given as follows:

- Apr - Jun 2019 = £14,126
- Jul – Sep 2019 = £107,601
- Oct – Dec 2019 = £116,971

4.2 If the Local Planning Authority is designated as non-performing then applicants would have the choice of submitting applications to the Planning Inspectorate, which would include the fee. This would not only take control away from the LPA but would reduce income.

4.3 There are no legal implications arising directly from this report.

5. Recommendations

5.1 This report is submitted for information to assist the committee in monitoring Development Management activity and therefore there are no recommendations for the committee to consider.

Annex A: Applications

Figure 1: Number of applications received and determined 1 April 2019 to 31 December 2019 by quarter

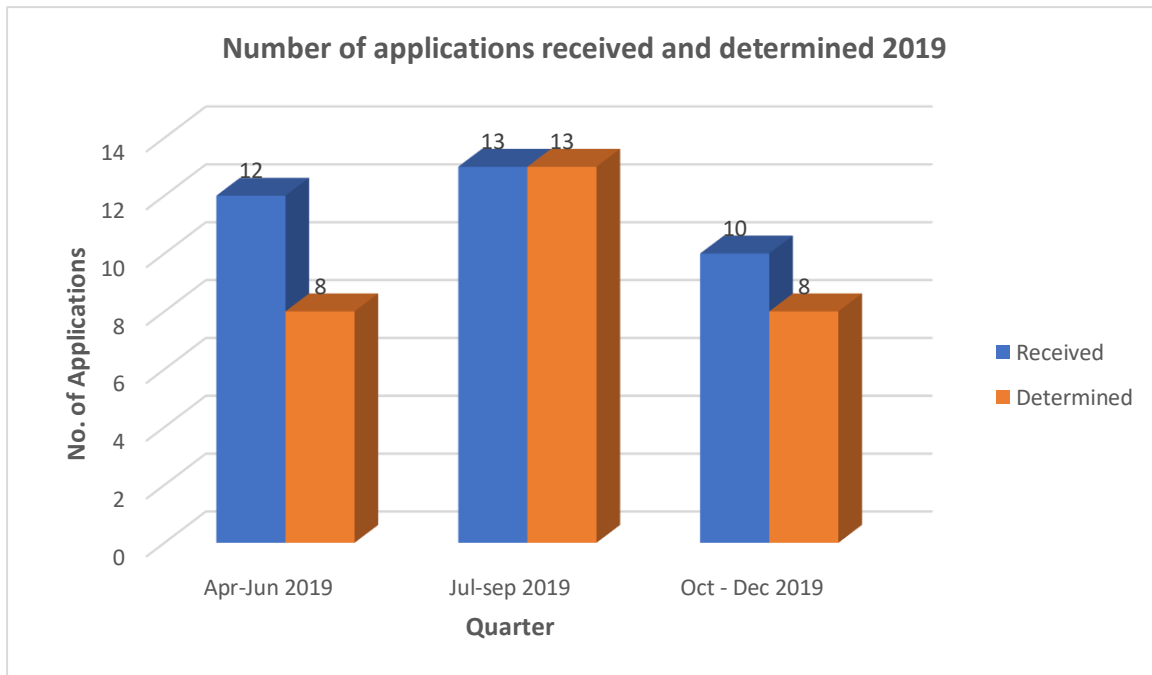


Figure 2: Percentage of major applications determined against performance target 1 April 2019 to 31 December 2019.

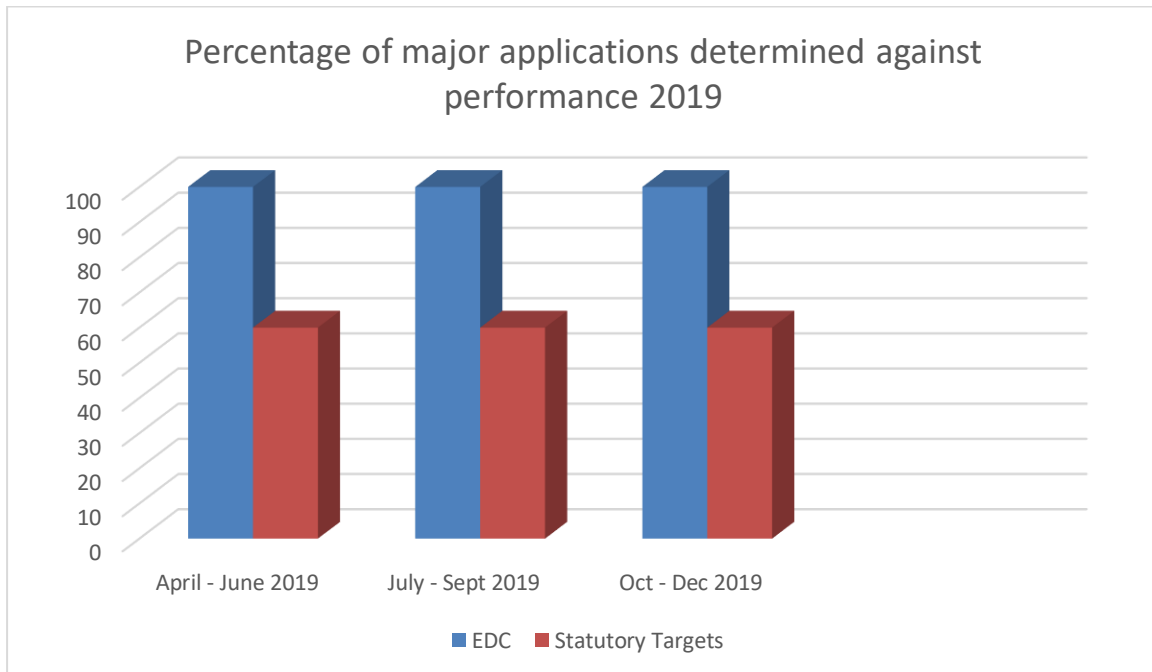
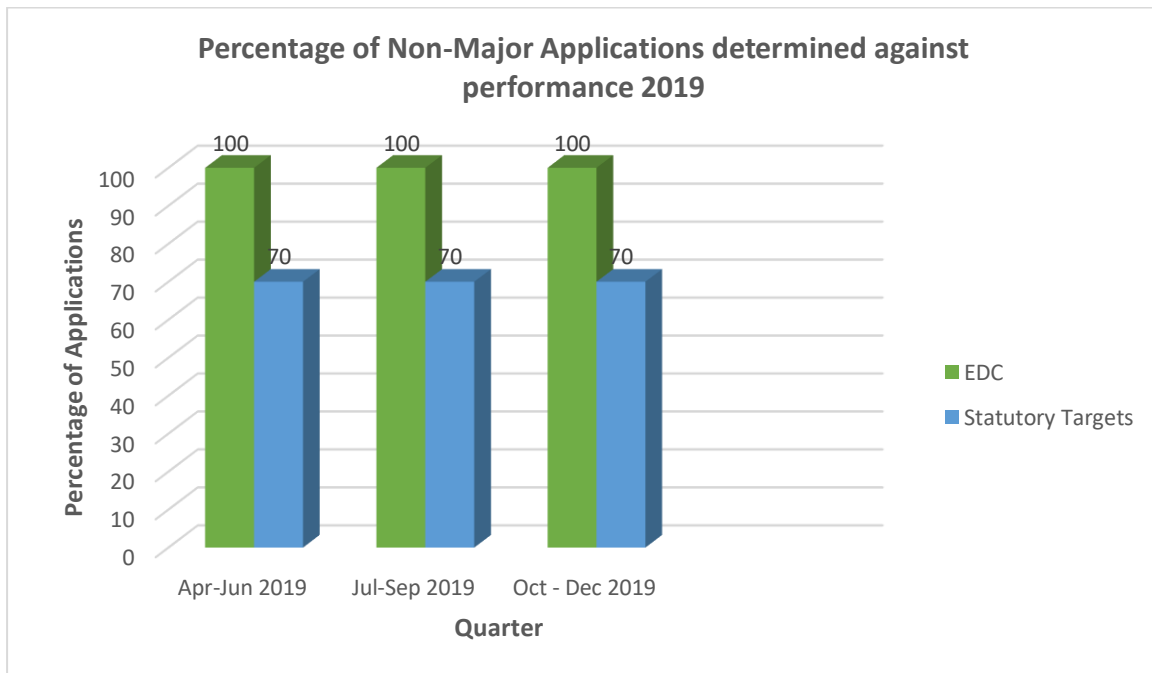


Figure 3: Percentage of non-major application determined against performance target 1 April 2019 to 31 December 2019.



Annex B: Planning Fees

Figure 1: Planning application fees received 01 April 2019 to 31 December 2019 by quarter.

