

Planning & Highways Regulatory Committee - Quarterly Reports

(a) Planning Application Determination Timescales

The table provides performance figures for the determination of Major Applications, Minor Applications and Other Applications by Planning Officers in accordance with national timescales.

(b) Number of Planning Applications and Related Cases

The table lists the number of planning applications and other planning application-related cases that are received by the Development Management Service per quarter.

(c) New Tree Preservation Orders Made

The table lists the location of new Tree Preservation Orders (TPOs) made during the last quarter.

(d) Number of Applications for Works to Trees

The table lists the number of Tree Works applications received in respect of protected trees (protected by TPO or by Conservation Area status)

(e) Planning Appeal Decisions

The table lists the planning appeal decisions issued by the Planning Inspectorate during the last quarter.

(f) Planning Enforcement Casework

The table lists the planning enforcement case turnover by Planning Enforcement Officers during the last quarter.

(a) Planning Application Determination Timescales

| Period | Major Applications Determined In Time * | Major Applications Determined In Under 13 Weeks | Minor Applications Determined In Time * | Minor Applications Determined In Under 8 Weeks | Other Applications Determined In Time * | Other Applications Determined Under 8 weeks |
|----------------|---|---|---|--|---|---|
| Jan - Mar 2015 | 100% | 62.5% | 50% | 48% | 66% | 66% |
| Apr - Jun 2015 | 100% | 56% | 45% | 42% | 65% | 63% |
| Jul - Sep 2015 | 94% | 71% | 32% | 32% | 54% | 53% |
| Oct - Dec 2015 | 86% | 64% | 56% | 50% | 72% | 70% |
| Jan - Mar 2016 | 100% | 57% | 76% | 64% | 83% | 81% |
| Apr - Jun 2016 | 100% | 73% | 83% | 51% | 95% | 84% |
| Jul - Sep 2016 | 100% | 60% | 88% | 64% | 96% | 83% |
| Oct - Dec 2016 | 100% | 67% | 96% | 68% | 99% | 83% |

| Year | Major Applications Determined In Time * | Major Applications Determined In Under 13 Weeks | Minor Applications Determined In Time * | Minor Applications Determined In Under 8 Weeks | Other Applications Determined In Time * | Other Applications Determined Under 8 weeks |
|--------------|---|---|---|--|---|---|
| 2012 Average | 47% | 47% | 55% | 55% | 66% | 66% |
| 2013 Average | 63% | 59% | 65% | 65% | 82% | 82% |
| 2014 Average | 88% | 75% | 59% | 58% | 69% | 68% |
| 2015 Average | 95% | 64% | 46% | 43% | 64% | 63% |
| 2016 Average | 100% | 65% | 86% | 62% | 93% | 83% |

* Total applications determined in time includes those where the applicant and the local planning authority have agreed an extension of time.

(b) Number of Planning Applications and Related Cases

| | Jan-Mar 2015 | Apr-Jun 2015 | Jul-Sep 2015 | Oct-Dec 2015 | 2015 TOTAL | Jan-Mar 2016 | Apr-Jun 2016 | Jul-Sep 2016 | Oct-Dec 2016 | 2015 TOTAL |
|--|-----------------|-----------------|-----------------|-----------------|---------------|-----------------|-----------------|-----------------|-----------------|---------------|
| Major Applications | 10 | 15 | 20 | 16 | 61 | 18 | 21 | 14 | 26 | 79 |
| Minor Applications | 71 | 49 | 62 | 76 | 258 | 63 | 93 | 79 | 87 | 322 |
| Other Applications | 179 | 226 | 170 | 176 | 751 | 188 | 194 | 189 | 171 | 742 |
| Discharge of Planning Condition Applications | 48 | 56 | 42 | 54 | 200 | 59 | 65 | 44 | 43 | 211 |
| Non-Material Amendment Applications | 11 | 11 | 9 | 15 | 46 | 14 | 16 | 12 | 18 | 60 |
| Variation of Legal Agreement/Condition Applications | 2 | 2 | 1 | 3 | 8 | 5 | 2 | 2 | 5 | 14 |
| Prior Approval (Commercial/ Householder PA, Flexible Use etc) Applications | 16 | 19 | 17 | 8 | 60 | 15 | 19 * | 11 | 9 | 54 * |
| TOTAL NUMBER OF DECISION-MAKING APPLICATIONS | 337 | 378 | 321 | 347 | 1384 | 362 | 410 * | 351 | 359 | 1482 * |
| Pre-Application, Consultations and EIA Screening/Scoping Opinions | | | | | | | | | | |
| Environmental Screening and/or Scoping Opinions | 4 | 7 | 3 | 4 | 18 | 5 | 8 | 2 | 6 | 21 |
| Infrastructure Planning Commission Consultations | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Pre-Application Advice Submissions or Charged Meetings | 24 | 47 | 38 | 33 | 142 | 54 | 35 | 33 | 36 | 158 |

* includes one Ecclesiastical Exemption application

(c) New Tree Preservation Orders Made

| Tree Preservation Order Number | Date Made | Location | Extent of Protection |
|---------------------------------------|------------------|---|-----------------------------|
| 584 (2016) | 01.11.16 | 27, Williamson Road, Lancaster | T1 (willow) |
| 585 (2016) | 01.11.16 | Vicarage, Priory Close, Lancaster | T1 & T2 (both oak) |
| 586 (2016) | 01.11.16 | Land between The Herb Garden and plots 1 & 2, The Sheilings, Arkholme | G1 |
| 587 (2016) | 23.11.16 | Land to rear the Dragons Head Hotel, Whittington | G1 & T1 (ash) |
| 588 (2016) | 25.11.16 | Greenbank Cottages, Kellet Road, Over Kellet | T1 (beech) |
| 589 (2016) | 05.12.16 | The Corner House, Lindeth Road, Silverdale | W1 |
| 590 (2016) | 05.12.16 | Land at 2 Hall Garth Close, Over Kellet | Revoked |
| 591 (2016) | 28.12.16 | 28 St Michael's lane, Bolton le Sands | T1 (sycamore) |

(d) Number of Applications for Works to Trees

| | Applications for Works to Trees Protected by Tree Preservation Orders | Applications for Works to Trees Protected by Conservation Area Status |
|--------------------------------|--|--|
| January-March 2015 | 21 | 18 |
| April-June 2015 | 19 | 16 |
| July-September 2015 | 20 | 24 |
| October-December 2015 | 20 | 21 |
| TOTAL APPLICATIONS 2015 | 80 | 79 |
| January-March 2016 | 15 | 21 |
| April-June 2016 | 22 | 12 |
| July-September 2016 | 23 | 22 |
| October-December 2016 | 22 | 23 |
| TOTAL APPLICATIONS 2016 | 82 | 78 |

(e) Planning Appeal Decisions

| Application Number | Application Site | Proposal | Appeal Decision |
|---------------------------|--|--|-------------------------------|
| 16/00623/RCN | Scale House Farm Conder Green Road Galgate | Change of use and conversion of existing redundant barn to create 4 self-contained holiday accommodation (C3) and conversion of existing outbuilding to create external storage area (pursuant to the variation of condition 17 and removal of conditions 18 and 19 on planning permission 14/00784/CU in relation to the curtilage and to allow the holiday units to be used as unfettered residential dwellings) | Appeal Allowed |
| 15/00653/FUL | Addington Lodge Stables Addington Road Nether Kellet | Demolition of 2 stable buildings and erection of 2 single storey buildings comprising offices, staff welfare facilities and a plant room | Appeal Dismissed |
| 16/00669/CU | Sea View Ringstones Lane Lowgill | Change of use of agricultural buildings to two dwellings (C3) | Appeal Dismissed |
| 13/00564/UNAUTU | Moorlands Hotel Quarry Road Lancaster | Appeal against Enforcement Notice | Notice Quashed |
| 16/00675/ADV | Unit 1 Bulk Road Lancaster | Advertisement application for the display of 1 internally illuminated fascia signs, 3 non illuminated fascia signs and 2 new poster frames | Appeal Withdrawn by appellant |
| 16/00610/FUL | 2 Church Grove Overton | Erection of a two storey side and rear extension with the installation of a Juliet balcony to the rear | Appeal Withdrawn by appellant |

(f) Planning Enforcement Casework

| Period | Number of Current Live (Allocated) Enforcement Cases (at the time of compiling this table) | | | | | | | | New Cases Received Within the Quarter | Closed Cases Within the Quarter |
|--------------------|---|-------------------------------------|---|-------------------------|-----------------------------|---------------------|----------------------------|--|--|--|
| | Breach of Condition | Conflicts with Approved Plans | (Separate) Conservation Area Development | Unauthorised Adverts | Unauthorised Development | Unauthorised Use | Untidy Land (& Tipping) | Works Affecting a Listed Building | | |
| Jan – Mar 2016 | - | - | - | - | - | - | - | - | - | - |
| April-June 2016 | - | - | - | - | - | - | - | - | - | - |
| Jul - Sep 2016 | - | - | - | - | - | - | - | - | - | - |
| Oct - Dec 2016 | 33 | 20 | 2 | 28 | 89 | 53 | 20 | 19 | 71 | 99 |
| Jan - Mar 2017 | | | | | | | | | | |
| Apr - Jun 2017 | | | | | | | | | | |
| Jul - Sep 2017 | | | | | | | | | | |
| Oct - Dec 2017 | | | | | | | | | | |

Note: This is new data, and is collected from 1st October 2016 onwards.