

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.

(g) **Planning Enforcement Casework – Performance Standards**

The table lists the performance against planning enforcement standards stated in the Planning Enforcement Charter.

(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 2017	90%	67%	99%	64%	99%	70%
Apr - Jun 2017	100%	94%	100%	63%	99%	83%
Jul - Sep 2017	100%	90%	98%	91%	100%	90%
Oct – Dec 2017	100%	50%	100%	68%	100%	90%
Jan - Mar 2018	100%	70%	100%	78%	97%	88%
Apr - Jun 2018	100%	30%	98%	72%	98%	87%
Jul - Sep 2018	100%	77%	100%	75%	100%	84%
Oct – Dec 2018						

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
2014 Average	88%	75%	59%	58%	69%	68%
2015 Average	95%	64%	46%	43%	64%	63%
2016 Average	100%	65%	86%	62%	93%	83%
2017 Average	97.5%	75%	99%	71.5%	99.5%	83%
2018 Average #	100% to date	59% to date	99% to date	75% to date	98% to date	86% to date

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

Annual Average to Date Only

(b) Number of Planning Applications and Related Cases

	Jan-Mar 2017	Apr-Jun 2017	Jul-Sep 2017	Oct-Dec 2017	2017 TOTAL	Jan-Mar 2018	Apr-Jun 2018	Jul-Sep 2018	Oct-Dec 2018	2018 TOTAL
Major Applications	25	12	23	16	76	9	18	18		
Minor Applications	70	78	88	53	289	83	82	82		
Other Applications	183	207	188	173	751	188	195	185		
Discharge of Planning Condition Applications	50	56	40	55	201	55	45	51		
Non-Material Amendment Applications	12	11	14	10	47	9	12	13		
Variation of Legal Agreement/Condition Applications	3	3	4	0	10	2	1	1		
Prior Approval (Commercial/ Householder PA, Flexible Use etc) or Ecclesiastical Applications	14	11	9	13	47	10	13	17		
TOTAL NUMBER OF DECISION-MAKING APPLICATIONS	357	378	366	320	1421	356	366	367		
Pre-Application, Consultations and EIA Screening/Scoping Opinions										
Environmental Screening and/or Scoping Opinions	8	2	8	6	24	7	3	6		
Infrastructure Planning Commission Consultations	0	0	0	0	0	0	0	0		
Pre/Post-Application Advice Submissions or Charged Meetings (inc. Specialist Heritage Advice)	31	40	50	54	175	45	54	49		

(c) New Tree Preservation Orders Made

Tree Preservation Order Number	Date Made	Location	Extent of Protection
656 (2018)	17.07.18	Land off Stoney Lane, Galgate	T1 & T2
657 (2018)	26.07.18	Former Ridge Lea Hospital, Lancaster	W1 & W2
658 (2018)	09.08.18	Land to rear 1 and 2 Lea Lane, Heysham	T1-T3
659 (2018)	17.08.18	Land to side & rear, 67 & 69 Slyne Road, Lancaster	T1, T2, G1 – G3
660 (2018)	20.09.18	2 Well Lane, Yealand Redmayne	T1-T4
661 (2018)	25.09.18	Home Farm, Ellel Grange, Main Road, Ellel	T1-13, G1-G3, W1-W3, W3A-W19
662 (2018)	26.09.18	5 Peacock Crescent, Hest Bank	T1
663 (2018)	26.08.18	Land at Springfield House, Ball Lane, Caton	T1-T15, G1

** T = Individual Tree; G = Group of Trees; W = Woodland of Trees; A = Area of Trees.*

(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 2017	18	19
April-June 2017	21	25
July-September 2017	18	27
October-December 2017	16	19
TOTAL APPLICATIONS 2017	73	90
January-March 2018	28	30
April-June 2018	17	19
July-September 2018	22	27
October-December 2018		
TOTAL APPLICATIONS 2018	67 to date	76 to date

(e) Planning Appeal Decisions

Application Number	Application Site	Proposal	Appeal Decision
16/00274/FUL	23 - 25 North Road Lancaster	Phased change of use and conversion of bar, nightclub and shop (A1/A4) to student accommodation comprising 32 studios, one 3-bed, two 5-bed cluster flats (C3), four 7-bed, two 8-bed and one 9-bed cluster flats (sui generis) and gym area with associated internal and external alterations, erection of two 2-storey rear extensions, associated landscaping and carparking and Relevant Demolition of existing rear extensions	Appeals allowed
17/01526/FUL	Land Adj The Eagles Head, Nether Kellet Road, Over Kellet	Erection of 2 dwellings with associated landscaping and access	Appeal dismissed
17/01432/CU	Higher Barn, Aughton Road, Aughton	Change of use of offices (B1) to two dwellings (C3)	Appeals dismissed
17/01038/CU	Land Off Green Lane Heaton With Oxcliffe	Change of use of land for the siting of 11 holiday caravans	Appeal dismissed
18/00255/FUL	14 Hayfell Avenue Morecambe	Erection of a single storey side extension	Appeal dismissed
18/00412/FUL	20 School Road Heysham	Demolition of existing single storey side extension and erection of a single storey side extension to link to existing garage	Appeal dismissed
17/01374/OUT	Land Adjacent Burrow House, Burrow Heights Lane, Lancaster	Outline application for the erection of 2 residential dwellings and associated access	Appeal allowed
17/01158/ADV	Gala Club, Marine Road East, Morecambe	Advertisement application for retained display of two internally illuminated fascia signs and one internally illuminated totem sign	Appeal dismissed
17/01360/FUL	4 Chelsea Mews, Lancaster	Retrospective application for the retained change of use of a garage to a bedroom, the removal of the garage door and installation of a replacement window	Appeal dismissed

(g) Planning Enforcement Casework – Performance Standards

Period	Breaches Remedied Within 60 Working Days	% of Cases closed within the Quarter, where the Initial Investigations were concluded within Enforcement Charter Standards	% of Cases where Notice Compliance Site Visits Occurred Within 5 Working Days	Number of New Notices Issued by Enforcement Officers
Jan – Mar 2017	36%	80%	50%	3
April-June 2017	30%	64%	100%	9
Jul – Sep 2017	40%	56%	75%	6
Oct – Dec 2017	43%	53%	50%	0
2017 AVERAGE/ TOTALS	37% AVERAGE	63% AVERAGE	69% AVERAGE	18 TOTAL
Jan - Mar 2018	49%	55%	0%	2
Apr - Jun 2018	61%	44%	0%	2
Jul - Sep 2018	56%	<i>Data for this field to follow verbally due to technical problems with data retrieval</i>	50%	4
Oct - Dec 2018				
2018 AVERAGE/ TOTALS	55% to date	49.5% to date	0% to date	4 to date in total