

SERVICE PLAN
2009/10 – 2011/12

Development Control

Service Setter: Nigel Furze



Service Plan – DEVELOPMENT CONTROL SERVICE PLAN

What we do and why we do it

The Development Control Service is a regulatory service that meets the statutory requirements in controlling development and use of land and buildings under the Town and Country Planning Acts. This includes the processing of applications, (planning, advertisement, listed building consent are the main types), the enforcement of controls and the active protection of trees and historic buildings if necessary.

The overall objective of the service is to ensure that any new development is in accordance with national, regional and local planning policies, for the benefit of the community as a whole. The service deals with appeals against Council decisions and provides general advice to enquirers on the planning system and its application in West Somerset. An important aim of the service is to secure high quality new development, in terms of such matters as safe and attractive layout and design, protecting and enhancing the environment including increasingly sustainability whilst promoting the provision of affordable housing for all, economic prosperity and necessary infrastructure (or contributions towards) for the good of the community.

The service is a significant income generator with the rates charged being set by Government.

Our Customers and their demands

Customers are:-

- Members of the public, their agents and other organisations who wish to participate in the planning process by either submitting a planning application or making representations concerning a previously submitted application or wishing to gain general advice / information

Customer Demands:-

- Are for timely transparent decisions where it is evident that all issues have been given due consideration using the correct procedures.
- The receipt of timely information that is easy to understand.

Contribution to LAA Targets

- **NI 4** - % of people who feel they can influence decisions in their locality
- **NI 179** – Value for money

Contribution to Corporate Objectives

Housing

- Assist the provision of affordable housing through the negotiation of Section 106 Agreements

Community Including Leisure Culture and Well being

- Assist the provision of facilities (particularly recreational) through the negotiation of Section 106 Agreements

SERVICE PLAN – DEVELOPMENT CONTROL SERVICE PLAN

The Environment

- Encouragement of sustainable features on properties

Service Priorities for 2009/12

Aim	Actions	Lead Officer	Date (Year)
	Progress joint working opportunities with neighbouring authorities	Steve Watts	2009/10
Improve efficiencies and customer access	Implementation of new Accolaid computer system	Development Control Manager	2009/10
To promote sustainability through planning policy	<ul style="list-style-type: none"> ○ Ensure climate change and biodiversity feature strongly in the LDF Core Strategy & Supplementary Planning documents ○ Produce Supplementary Planning Guidance on Sustainable Development ○ Develop plans for a local carbon dioxide compensation element to be incorporated into Section 106 agreements and any relevant Supplementary Planning Documents 	Martin Wilsher	2009/10

Efficiencies to be achieved

The Council are required to identify 3% cashable efficiency savings per annum. The following table identifies those savings that are being targeted over the next three years.

Description	2009/10 £	2010/11 £	2011/12 £	Evidence
Cashable Efficiency Gains				
To be Identified				
Non Cashable Efficiency Gains				
To be Identified				
Total				
% of Service Budget				

Resources

Staff

The Council's staff operate in a completely flexible environment and as such are, in a lot of instances, expected to assist with the delivery of a number of services. The table below

SERVICE PLAN – DEVELOPMENT CONTROL SERVICE PLAN

provides an estimation of the proportion of time spent delivering the services referred to in this plan.

Name	%	F.t.e.'s.
Elizabeth Peeks	100	0.53
Nigel Furze	100	1.00
Chris Pulsford	100	0.41
Peter Lean	100	1.00
Sue Keal	100	1.00
Lisa Buller	100	1.00
Sarah Wilsher	100	0.74
TOTAL	700	5.68

Budget

The budget figures detailed below are those directly related to service delivery and do not include estimated salary costs or projected internal recharges.

Service Element	Budget		
	2009/10 (£)	2010/11 (£)	2011/12 (£)
REVENUE			
Planning Services	-260,000		
Planning Partnerships	52,600		
SALARIES	164,705		
GRAND TOTAL	-42,695		
CAPITAL			
None	-		
GRAND TOTAL	-		

Service Contribution to Reducing Inequalities

- A service based impact assessment will be undertaken during 2009/10.

Performance

Indicators

There are national indicators (NI) and local performance indicators (LPI) for this service. The service also contributes to corporate national indicators, NI 14 and NI 179.

Indicator	Description	Actual	Targets		
		2008/09	2009/10	2010/11	2011/12
National Indicators:					
NI 157 a	Processing of planning applications as measured against targets for 'major', 'application types				
NI 157 b	Processing of planning applications as measured against targets for 'minor' application types				
NI 157 c	Processing of planning applications as measured against targets for 'other' application types				
Local Performance Indicators:					
DcLPI 1	% of new homes on previously developed land				
DcLPI 2	No. of planning appeal decisions				

SERVICE PLAN – DEVELOPMENT CONTROL SERVICE PLAN

	allowed against the LA's decision to refuse on Pl.Apps, as a % of total No. of Planning appeals against refusals of Pl.Apps				
DcLPI 3	Number of enforcement complaints received				
DcLPI 4	% of complaints that required enforcement action to be taken to stop or remedy unacceptable				
DcLPI 5	% of enforcements complaints resolved within 12 weeks of receipt				
Corporate National Indicators:					
NI 14	Avoidable Contact: The average number of customer contacts per resolved request				
NI 179	Total net value of ongoing cash-releasing value for money gains				

Achievements Against Previous Years Service Objectives

Being the first year that service plans in this format have been produced this section has been left blank and will be completed next year.

Business Risks

Risk Description	Likelihood	Impact	Overall	NEW Mitigating Actions
To be Identified				