

Planning Applications Committee



Reading
Borough Council
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06 November 2024

Title	SECOND QUARTER PERFORMANCE REPORT - PLANNING & BUILDING CONTROL
Purpose of the report	To note the report for information
Report status	Public report
Report author	Julie Williams, Development Manager (Planning & Building Control)
Lead councillor	Councillor Micky Leng, Lead Councillor for Planning and Assets
Corporate priority	Inclusive Economy
Recommendations	The Committee is asked: 1. To note the report.

1. Purpose of report

- 1.1. To advise Committee on the work and performance of the Planning Development Management and Building Control team for the second quarter of 2024/2025 (July to September) with comparison to same quarters in the previous year. These quarterly reports are focussed on planning and building control application processing performance and fee income.

2. Planning Development Management team

2.1 Decisions Issued

- 2.2 Table 1a provides a breakdown on the decisions issued for the first and second quarters of this year compared to the previous year's quarters. For those decisions issued within the statutory timeframe or within an agreed extended timeframe we continue to perform well across the different types of planning applications handled.

**Table 1a: Planning Application Performance
By quarters in 2023/2024 and quarter 1 & quarter 2 2024/2025**

Description	DLUHC Target	Q1 23/24 Apr-Jun	Q2 23/24 Jul-Sept	Q3 23/24 Oct-Dec	Q4 23/24 Jan - Apr	Q1 24/25 Apr-Jun	Q2 24/25 Jul - Sept
Major	60%	7/7 100%	4/4 100%	5/5 100%	4/4 100%	3/4 75%	8/10 80%
Minor	70%	29/32 90%	29/35 82%	48/52 92%	39/40 98%	28/31 90%	32/40 80%
Others (includes householders)	70%	110/119 92%	90/102 88%	85/92 92%	92/104 88%	84/88 95%	80/106 84%
Overall Totals		146/158 92%	123/141 87%	138/149 93%	135/148 91%	115/123 93%	129/156 83%

2.3 Fee Income

- 2.3 Table 1b provides data on income from applications, pre-app enquiries and miscellaneous advice.

Table 1b provides information on Planning fee income.

Fee Income	Q1 23/24 Apr-Jun	Q2 23/24 Jul-Sept	Q3 23/24 Oct-Dec	Q4 23/24 Jan-Mar	Q1 24/25 Apr-Jun	Q2 24/25 Jul - Sept
Applications	£158,808	£125,894	£71,885	£239,825	£186,113*	£416,043
Pre-App	£11,720	£47,813	£29,518	£22,642	£23,088*	£10,466
Miscellaneous	£1,436	£4,962	£621	£1,290	£1,177	£1,508
Totals	£216,711	£178,187	£147,244	£263,757	£210,378*	£428,017

* these figures are marked as corrected from the figures reported previously (July PAC):
(Applications - £209,202; pre-app - £50,899 & Total - £261,278).

2.4 Having checked the income date provided to you with my finance partner I have had to correct the information provided to you on income from Q1. However, we are confident that the figures for Q2 are correct and therefore pleased to see that last November's increase in planning fees nationally is making a difference.

3. Building Control

3.1 Table 2 shows performance for the team and the applications dealt with for the first quarter of this year compared with the four quarters for 23/24 and fee income. The increase in Q2 of Dangerous Structures attended is a result of the team carrying out follow up visits to sites previously identified as potentially dangerous to enable these cases to be closed or more action taken with owners.

3.2 Building Control staffing remains a challenge and the existing staff and team leader do well to keep on top of the workload coming in, including dealing with high-risk buildings within the Borough on behalf of the Building Safety Regulator. Fee income remains acceptable.

Table 2: Building Control work performance.

Indicator	Q1 23/24	Q2 23/24	Q3 23/24	Q4 23/24	Q1 24/25	Q2 24/25
Dangerous structure visits	12	55	55	15	11	55
Inspections carried out	333	436	432	489	389	420
Building Control applications submitted	70	194	50	59	86	88
Applications approved in 5 & 8 weeks.	68/70 98%	184/194 95%	47/50 94%	57/59 97%	70/73 97.2	To be advised
Number of completion certificates issued	73	75	80	62	83	76
Fee income	£61,207	£61,316	£68,700	£79,502	£62,284	£73,769
Approved Inspectors Initial Notices	107	54	67	107	116	117 (+ 50 transfers from AI.s)

4. Contribution to strategic aims

- 4.1 The processing of planning applications and associated work (trees, conservations areas and listed buildings) and building control activities contribute to creating a healthy environment with thriving communities and helps the economy within the Borough, identified as the themes of the Council's Corporate Plan in Section 2 of this report.

5. Community engagement

- 5.1 Statutory consultation takes place on most planning applications and appeals. The Council's website also allows the public to view information submitted and comments on planning applications and eventually the decision reached. There is also information on policy matters and the and this can influence the speed with which applications and appeals are decided. Information on development management performance is publicly available.

6. Equality impact assessment

- 6.1 Under the Equality Act 2010, Section 149, a public authority must, in the exercise of its functions, have due regard to the need to:

- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

- 6.2 In terms of the key equalities protected characteristics, it is considered that the development management performance set out in this report has no adverse impacts.

7. Environmental and climate implications

- 7.1 The Council declared a Climate Emergency at its meeting on 26 February 2019 (Minute 48 refers).

- 7.2 The Planning & Building Control and Planning Policy Services play a key part in mitigating impacts and adapting building techniques using adopted policies to encourage developers to build and use properties responsibly, making efficient use of land, using sustainable materials and building methods.

8. Legal implications

- 8.1 The collection and monitoring of performance indicators is a statutory requirement. In addition, some of the work targets referred to in this report are mandatory requirements such as the determination of planning applications and building regulations applications.

9. Financial Implications

- 9.1 The report includes information on fee income in the planning and building teams.