

Planning Services

Place Select Committee



Scope of Enquiry

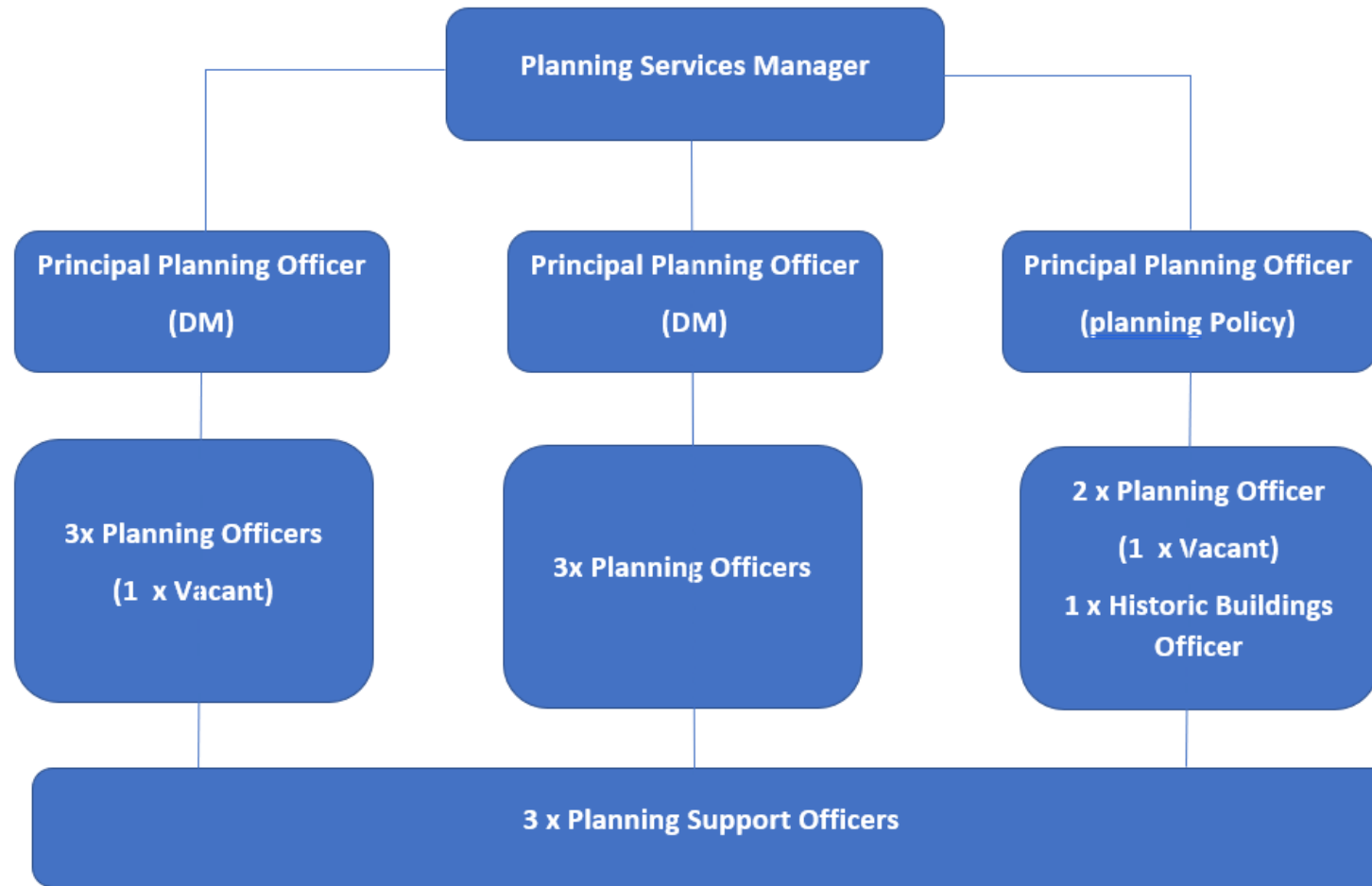
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The areas to be reviewed;

- Development Management Service
- Pre-application Advice
- Planning Enforcement

Planning Services Structure

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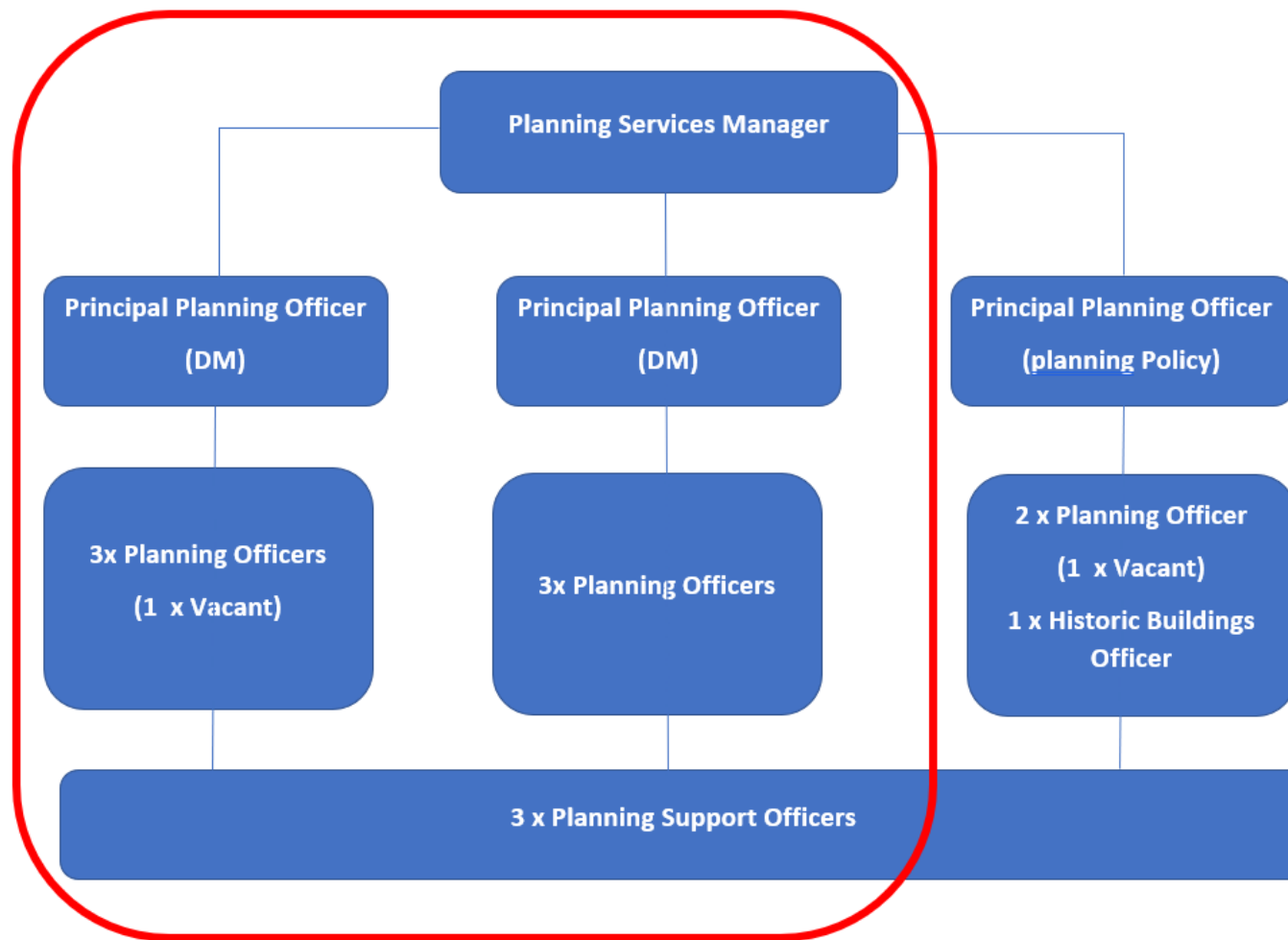
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DEVELOPMENT MANAGEMENT


Development Management Team

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Decision Making Framework

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Ministry of Housing,
Communities &
Local Government

National Planning Policy Framework



Home > [Planning guidance](#)

Collection

Planning practice guidance

The National Planning Policy Framework and relevant planning practice guidance.

From: [Department for Levelling Up, Housing and Communities](#) and [Ministry of Housing, Communities & Local Government](#)

Published 29 November 2016

Last updated 24 June 2021 — [See all updates](#)

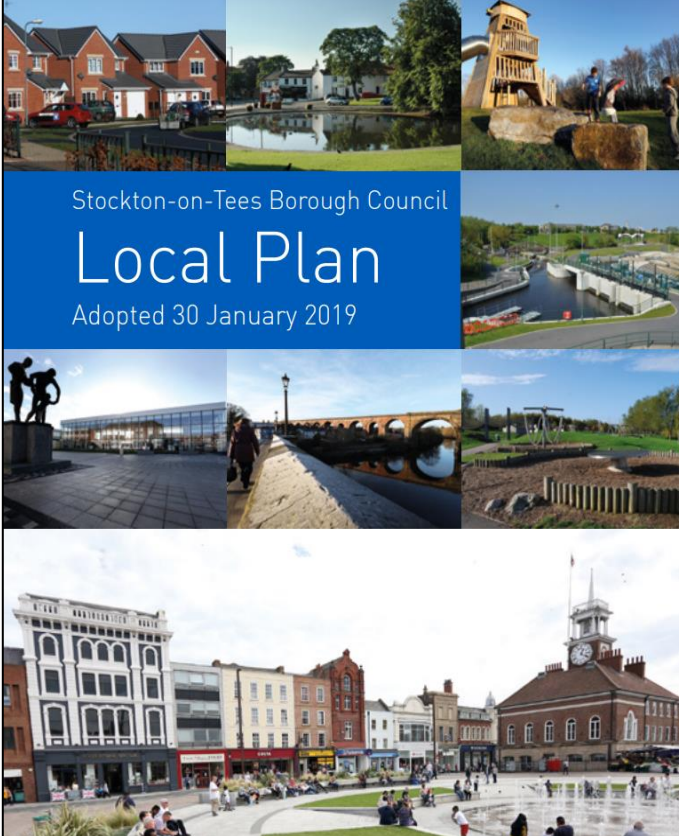
In response to the spread of Coronavirus (COVID-19), MHCLG has published [planning guidance](#). We will be adding to this as guidance is updated, so please check the page regularly. Best practice advice and links are also available from the [Planning Advisory Service website](#)

Related content

- [Use of planning conditions](#)
- [When is permission required?](#)
- [National Planning Policy Framework](#)
- [Lawful development certificates](#)
- [National Planning Policy Framework](#)

The [National Planning Policy Framework](#) was published on 27 March 2012 and revised in 2018, 2019 and most recently 20 July 2021. It sets out the government's planning policies for England and how these are expected to be applied.

Download the [full policy document](#).



Stockton-on-Tees Borough Council

Local Plan

Adopted 30 January 2019

Decision Making

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Planning system is not about 'rules', it is an assessment based on individual merits

What should be considered when making decision;

- Planning Policies
- Material Planning Considerations
- How much weight should be given



Planning Services

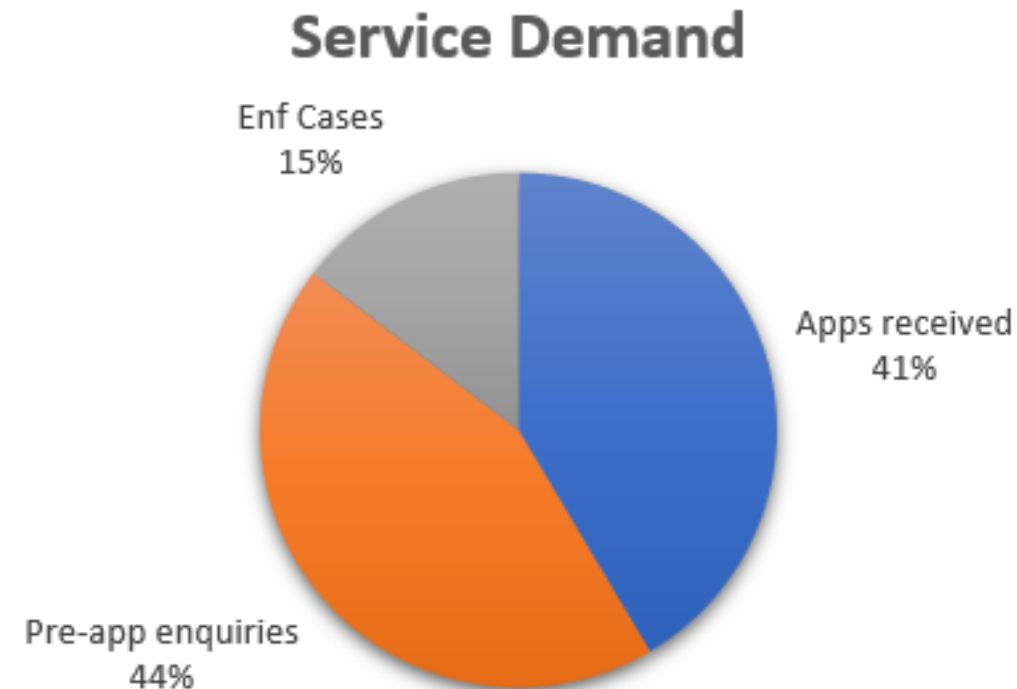
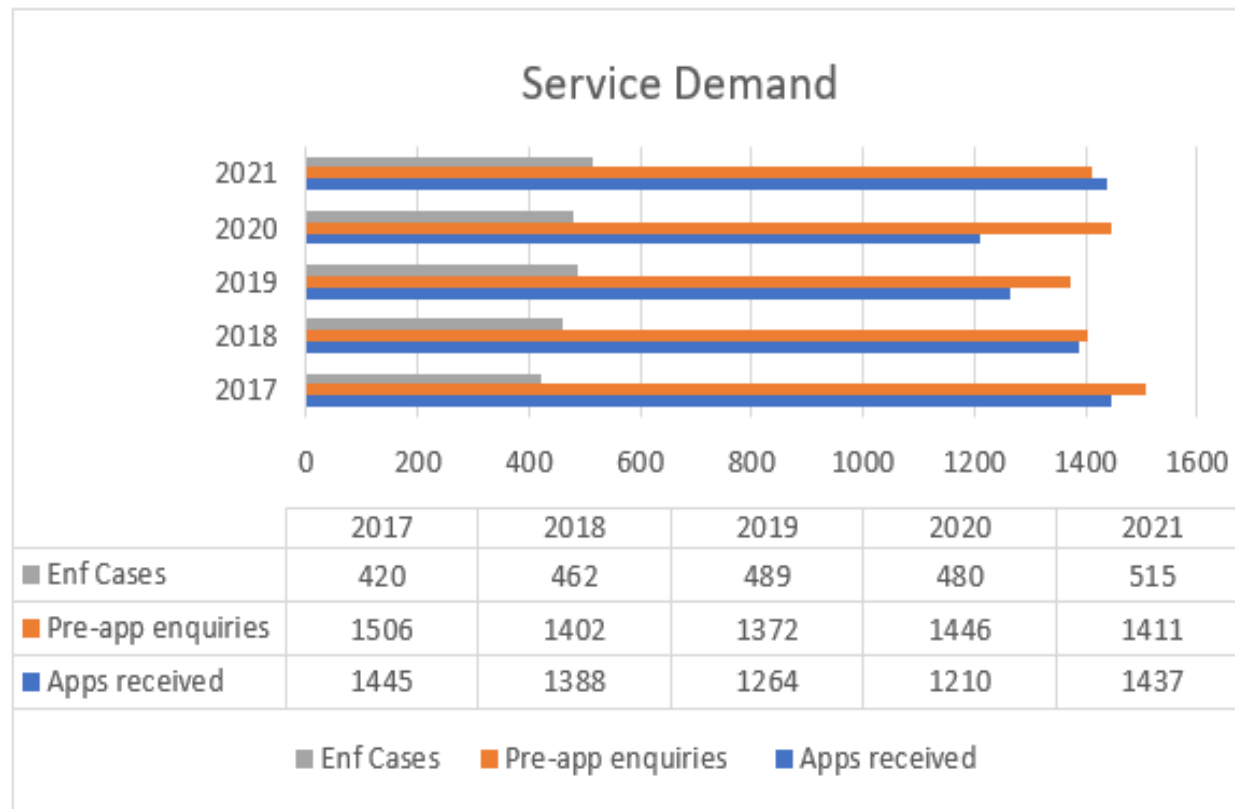
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DEVELOPMENT MANAGEMENT

RESOURCE AND DEMAND

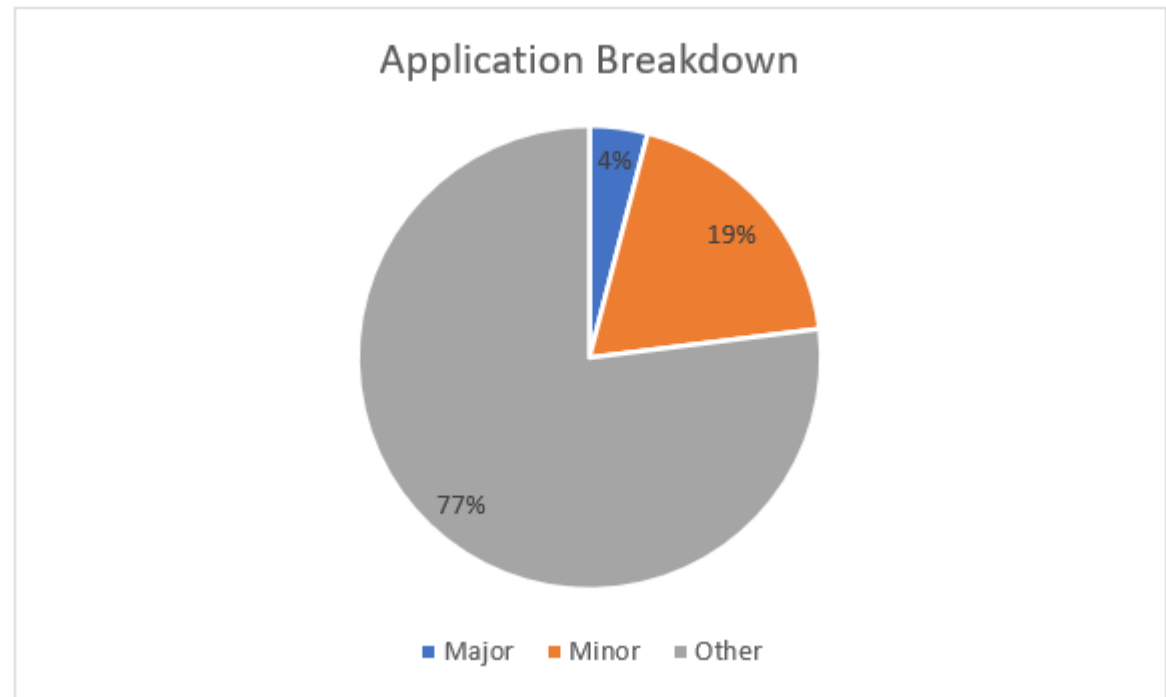
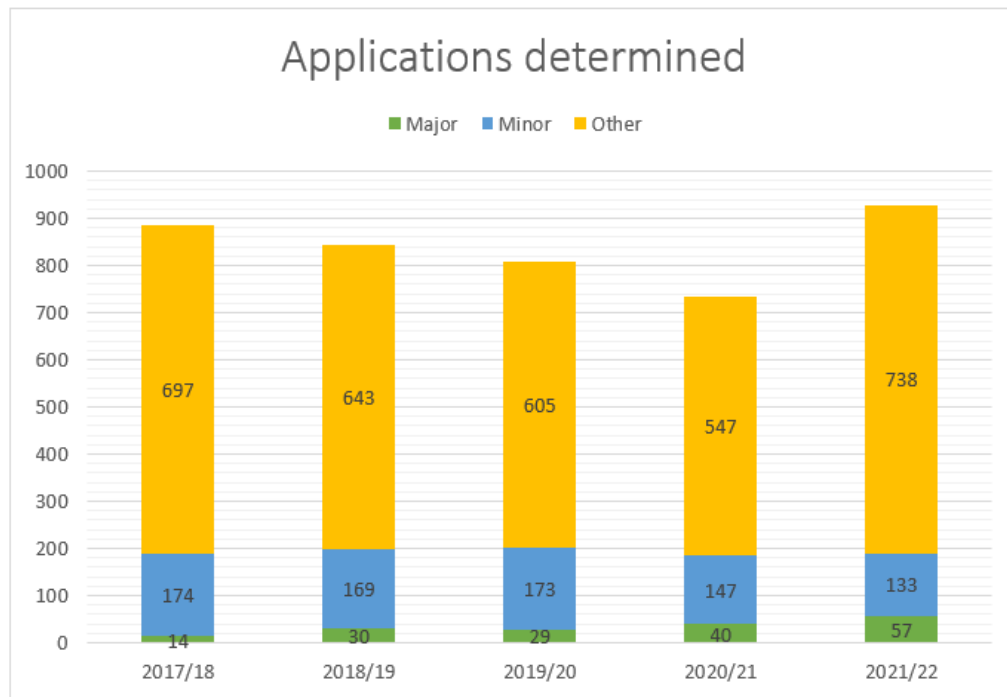
Service Demands

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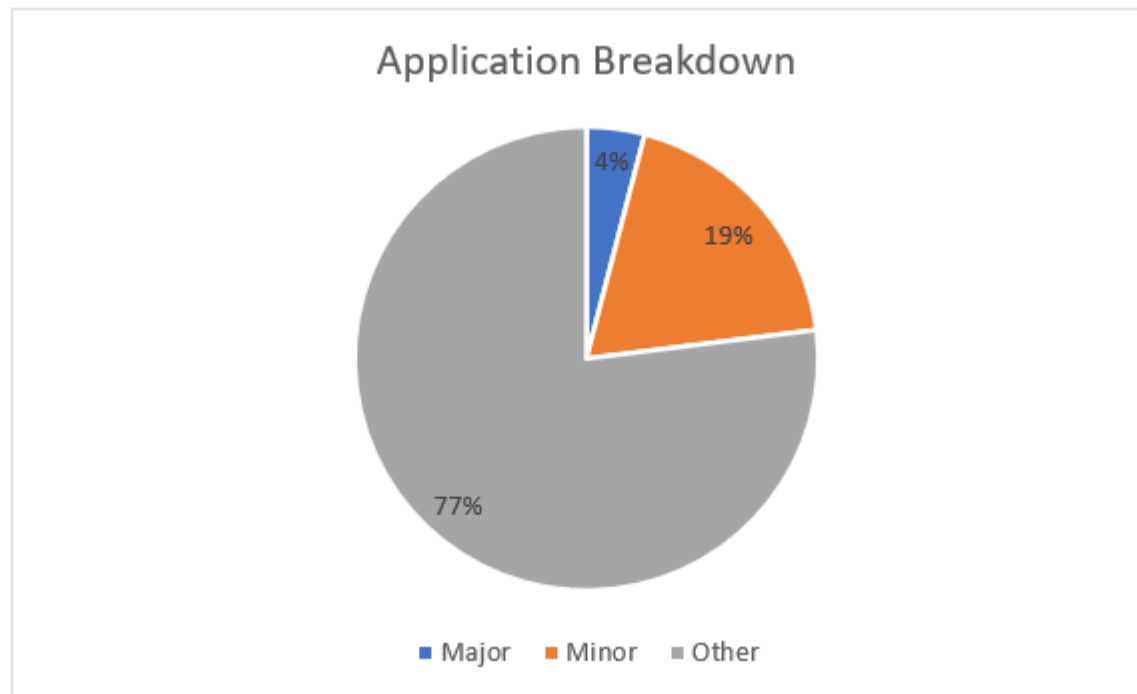
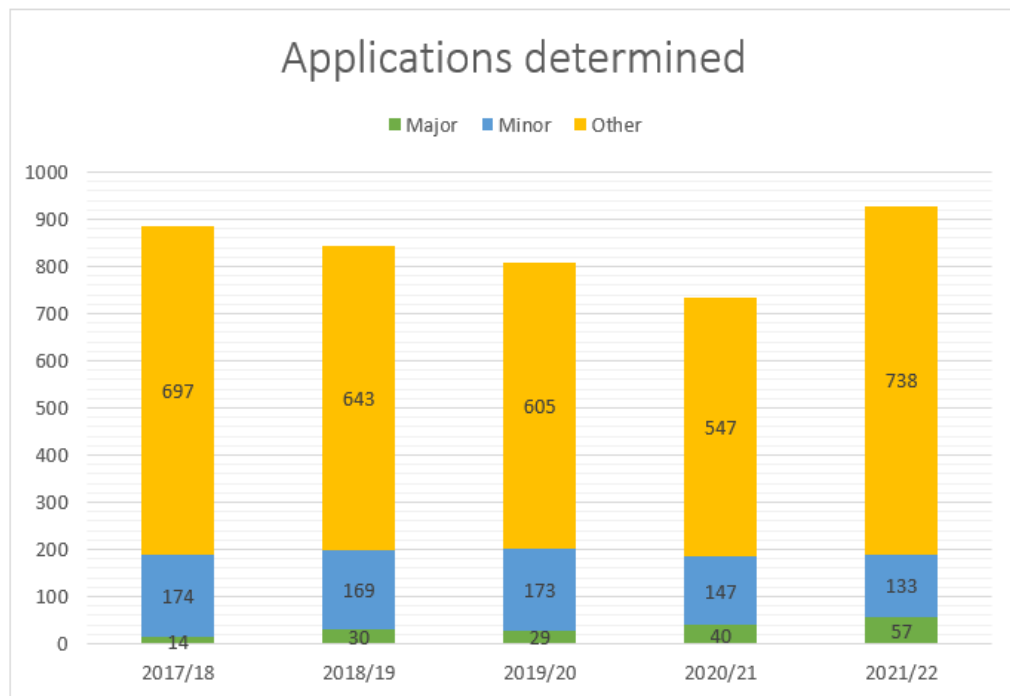
Application Breakdown

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Application Income

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Staffing Resource

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Job Role	Year		Variance
	2016	2022	
Planning Services Manager	0	1	+1
Planning Development Services Manager	1	0	-1
Principle Planning Officers	2	2	0
Senior Planning Officers	2	0	-2
Planning Officers	4	6	+2
Historic Building Officer	1	1	0
Planning Support/Technicians	2 (+1 temporary)	3	+1
Senior Enforcement Officer	1	0	-1
Enforcement Officer	2	0	-2
Economic Strategy and Spatial Plans Manager	1	0	-1
Principal Officer	3	1	-2
Planning Officer	2	2	0
Total permanent staff	21	16	-5

Future Resource?

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- Technological advances – AI
- Improvements in software/agile working
- Levelling up and Regeneration Bill – potential for significant change
 - Potential fee increases
 - Increased DM performance standards
 - Increased Environment Monitoring
 - 10yr period for Planning Enforcement Action
 - Local Plan - 5yr Cycle of formulation. adoption and monitoring
 - Supplementary and Neighbourhood plans

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DEVELOPMENT MANAGEMENT

PERFORMANCE

Government Performance Monitors

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- **Speed** – decision made within target or EOT
- **Quality** – percentage of the total number of decisions made that are then overturned at appeal.
- Failure to meet these targets can mean decisions are made by Planning Inspector

Measure and type of Application	Threshold and assessment period October 2018 to September 2020	Threshold and assessment period October 2019 to September 2021	Live Table
Speed of major Development (District and County)	60%	60%	District - P151a County – P151b
Speed of non-major Development	70%	70%	P153

Measure and type of Application	Threshold and assessment period April 2018 to March 2020	Threshold and assessment period April 2019 to March 2021	Live Table
Quality of major Development (District and County)	10%	10%	District - P152a County – P152b
Quality of non-major Development	10%	10%	P154

SBC Internal Monitors

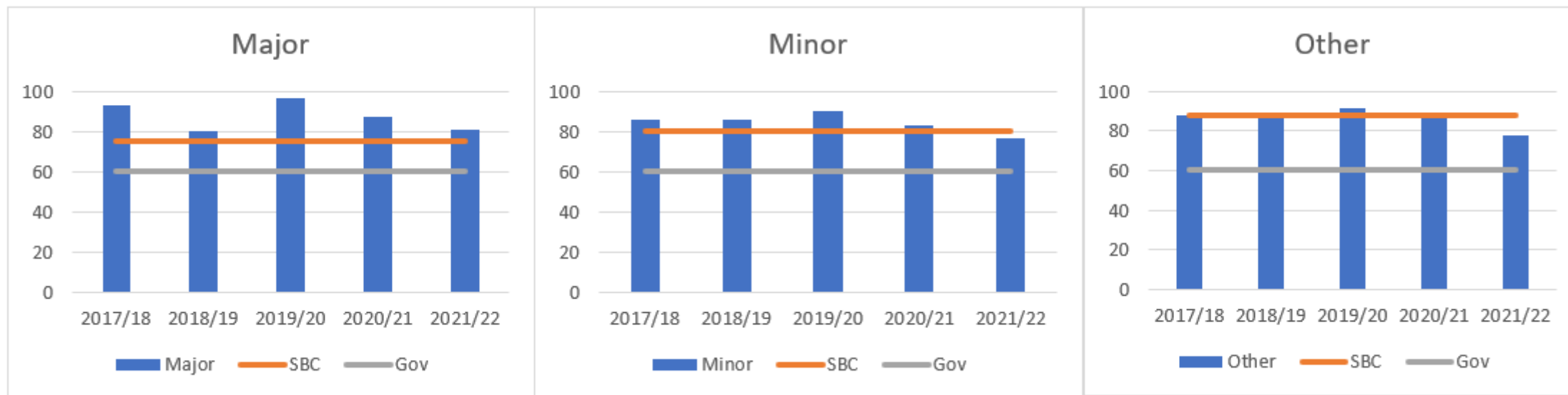
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Application Type	Performance Target
Major Application	75%
Minor	80%
Other	88%

- Historic government performance indicators
- Higher Performance thresholds (for 'speed')
- Risk Management

Performance – Speed

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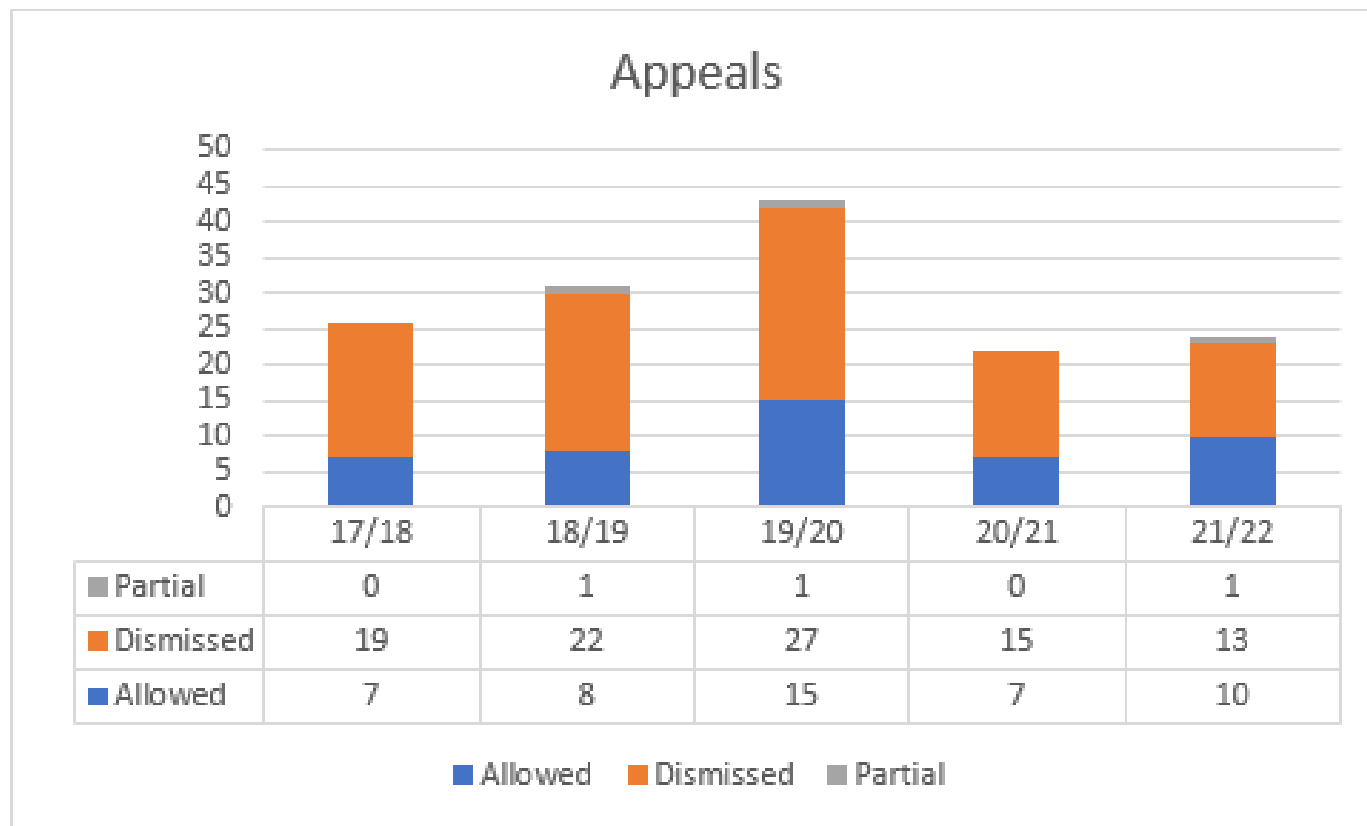
Performance – Quality

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	2017/18	2018/19	2019/20	2020/21	2021/22
Decisions Granted	833	796	734	686	901
Decisions Refused	52	46	73	48	27
% Refusals	6%	5%	9%	7%	3%
Appeal allowed	7	8	15	7	10
Gov Threshold	10%	10%	10%	10%	10%
Quality score	0.8%	1.0%	2.0%	1.0%	1.1%

Performance – Appeals

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DEVELOPMENT MANAGEMENT

‘BENCHMARKING’

Development Management Performance

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Number of planning applications received (per year)

	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019
Redcar	851	785	817	860	793
Hartlepool ¹	596	588	638	627	585
Middlesbrough	850	788	806	761	809
Stockton	1107	1008	1092	971	1027
Darlington	1377	1365	1329	1187	1157

¹ Application figures for Hartlepool do not include Enterprise Zone or Discharge of conditions applications.

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	DM Manager	Team Leader	Principal Planning Officer	Senior Planning Officer	Planning Officer	Enforcement Officer	Planning Technician/support role	Staff Total
Redcar	1	-	1	1.5	-	1	3.5	8
Hartlepool	0.25	1	-	3	2	1	3	10.25
Middlesbrough	1	-	2	2	1	1	3	10
Stockton*	0.5	-	2	-	6	-	3	11.5
Darlington	1	-	1	-	3	1	3	9

*SBC data based on 2022 info

Planning Services

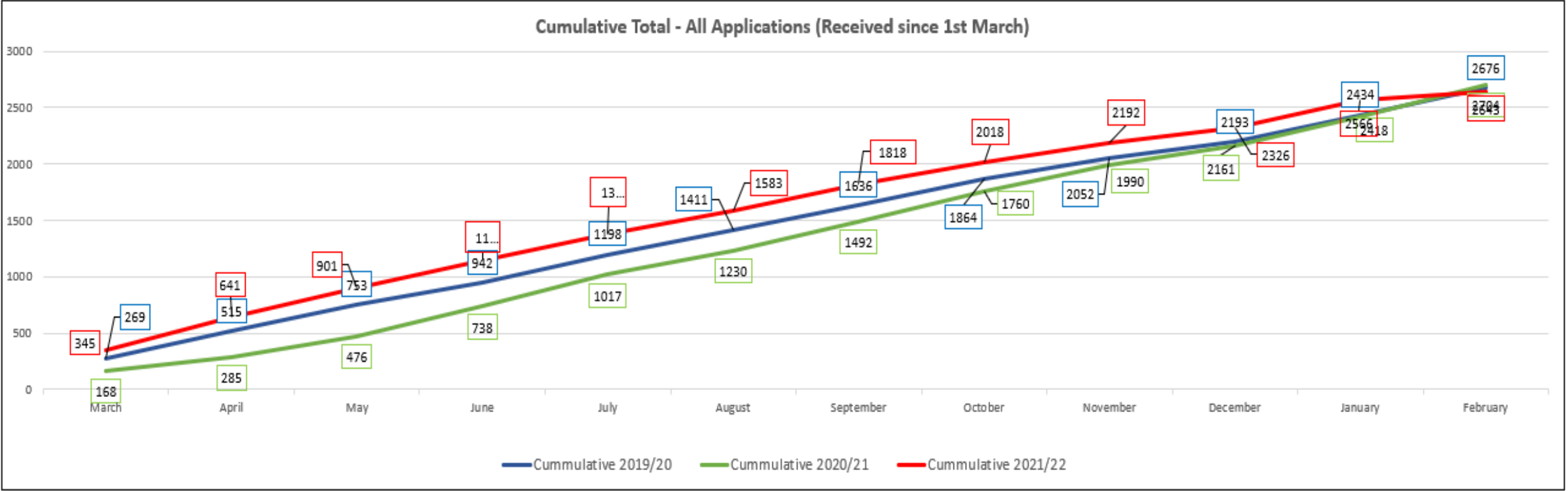
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DEVELOPMENT MANAGEMENT

COVID 19

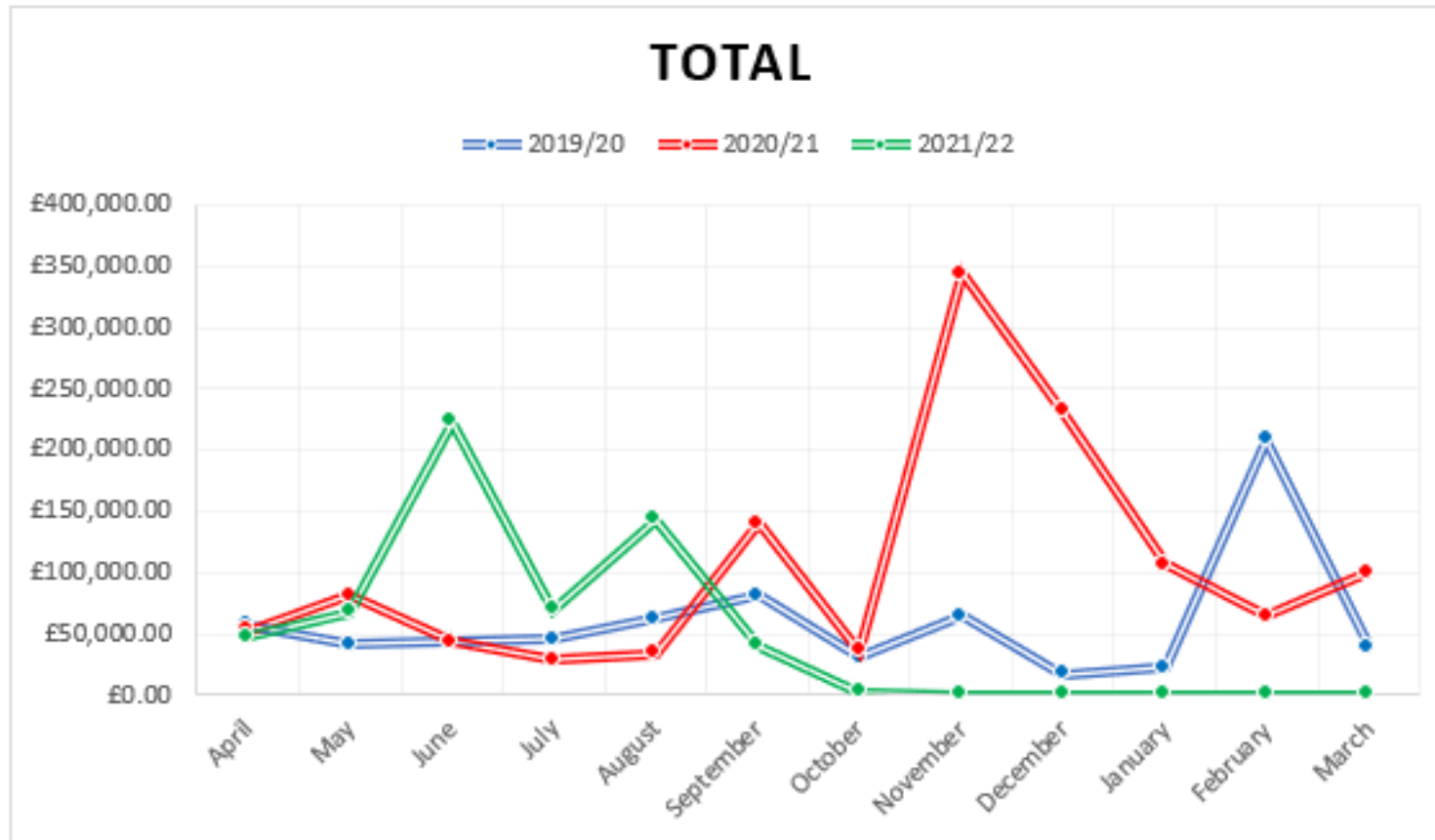
Covid 19 Service Implications

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Covid 19 Service Implications

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Covid 19 Staff Implications

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- Productivity
- Wellbeing
- Impact on staff development
- Collaborative working

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DEVELOPMENT MANAGEMENT

COMPLAINTS

Complaints

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- Corporate complaints procedure
- Investigation
- Lessons learned
- Preventative measures
- Shared learning

Open Space – Potential Site visit locations

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- North Shore – Phases 1, 2 and 3
- Ingleby Barwick – The Rings, Ingleby Manor and Lowfields
- Parkfield – Richardson Road/Gladstone Street
- Queensgate