



**Councillor John Mackman**

**Deputy Leader of the Council**

**Report to Council on Thursday 21 February 2019**

This report covers the period from the Council meeting on 18 December 2018. During this period I have attended Executive and Executive Briefings and represented the Council at local and regional meetings including deputising for the Leader as required.

Reporting on the key items:-

**1) Planning Service Review**

Sustained progress has been made in the following areas:

In the period between 01.11.2018 to 31.01.2019, 80% of majors were determined within the statutory period or agreed extension of time. This equates to 15 determined, 12 within an extension of the time period agreed, 3 were out of time. This compares to 67% in the same period last year which equates to 21 determined, 2 within the statutory 13 weeks, 12 within the extension of time period agreed and 7 out of time. These figures are higher than the national designation targets set by the Government for majors which is 60%. The current performance is an improvement compared with the same period last year.

In the period between 01.11.2018 to 31.01.2019, 78% of non-majors (minors and others) were determined within the statutory period or agreed extension of time. This equates to 138 determined, 54 within the statutory 8 weeks and 53 within the extension of time period agreed and 31 out of time. This is compared with 90% in the same period last year. This equates to 202 determined, 97 within the statutory 8 weeks, 85 within the extension of time period agreed and 20 out of time. Current performance on non-major applications is down from last year however the figure is above the 70% national designation targets set by the Government target for non-majors. 5 appeals were determined in the period between 01.11.2018 to 31.01.2019 of which 100% were dismissed.

We currently have two vacant posts across the Planning service including a Development Control Planning Officer and a Principal Planning Policy Officer. We have started the recruitment process to permanently fill these two vacancies.

Over the past few months there has been a focus on reducing the backlog of planning enforcement cases. There are currently approximately 250 open cases which is around a 37% reduction in the number of live cases that were open in July 2018.

On the 29<sup>th</sup> January 2019 we held a Stakeholder and Planning Agent's Forum. This was a positive meeting in which Officers and Planning Agents discussed potential areas for improvement across the service. At the meeting Officers sought views on the Council's approach to conversions of agricultural building into dwellings. These discussions will help to feed into a guidance note so that both Officers and planning agents are clear on what is expected and there is a consistent approach to determining these types of applications.

Work is continuing to progress to install a new IT case load management tool/package which will be of great benefit to Planning Officers in managing their workloads and also to the Planning Enforcement Team in managing their workloads and communicating to complainants. We have set up a training session in February for a number of Officers across the service which will demonstrate how the software works and will provide the opportunity for Officers to input into the software's development.

## **2) Planning Enforcement Management Plan**

As highlighted above service improvement has already increased case turnaround and substantially reduced the backlog of cases. It is, however, important to continue to improve the service provided for residents. The production and implementation of a Planning Enforcement Management Plan (PEMP) is a key step in achieving this objective. It is an important statement of the authority's commitment to planning enforcement and communicating levels of service to residents.

A draft PEMP was prepared and presented to Policy Review Committee in December 2018 and comments were provided for officers to consider. A revised PEMP has been produced and will be presented to Members at an all Member Briefing arranged for 4th March 2019 at 5pm.

## **3) PLAN Selby – next steps**

Technical work to look at the deliverability and viability of sites in Tadcaster is still ongoing, with initial reports due shortly. Further work on the Site Allocations Local Plan will progress pending the outcome of these studies.

Work has been completed on the Annual Authority Monitoring Report which sets out progress between the 1st April 2017 and 31st March 2018, which will be published on the Council's website in March 2019.

The Planning Policy Team has provided a response to the Government's consultation on the Environmental Statement for the development of HS2. We have also provided input to the MHCLG's consultation on Reforming Developer Contributions.

Preparation of a Development Brief for the Olympia Park Site is underway. The document will include a Masterplan for the whole site and will meet the requirements of Core Strategy Policy SP7. The Development Brief will be subject to public consultation and help to inform any future planning applications for the site.

Feedback has been given on Church Fenton's Pre-Submission Neighbourhood Plan and will help to inform the final version of the plan which will be subject to independent examination.

#### **4) Drax Power Station DCO**

The Drax Repower project was received by the Planning Inspectorate (PINS) on 29 May and was 'accepted' (26 June) by PINS for 'Examination'.

The open floor/issue specific hearings commenced in the first week of December 2018 and the last of these sessions are due to take place in mid-February 2019. We have worked collaboratively with North Yorkshire County Council on a joint Planning Performance Agreement (PPA) and have fed initial joint comments into the process.

#### **5) Ferrybridge Station**

SSE is proposing to develop a new gas-fired power station and associated gas supply pipeline (together 'the project') at and near Ferrybridge, Knottingley, to be known as Ferrybridge D. The project will be located on and within the administrative boundaries of Wakefield Metropolitan District Council ('WMDC'), Selby District Council ('SDC') and North Yorkshire County Council ('NYCC').

The power station will be capable of producing up to 2,200 megawatts (MW). This means that the power station will be a nationally significant infrastructure project. SSE will require a Development Consent Order (DCO) under the Planning Act 2008.

In January 2019 Officers from both SDC and NYCC met with the applicants to discuss initial thoughts on the technical information that will be required for the DCO submission. We will work collaboratively with North Yorkshire County Council on a joint PPA and to respond as a statutory consultee.

#### **6) Selby and District Housing Trust**

I am pleased to report the recent progress in delivering new affordable housing in the District through Selby and District Housing Trust. Work is progressing on the construction of 12 homes for the Trust on the Ousegate site in Selby and these properties are due to be completed and handed over in March 2019. On the 11th December 2017 the Housing Trust Board approved the acquisition of 12 s106 homes from Berkley De Veer on a site at Orchard Park, Ulleskelf. These properties are now in development and are being phased to the Trust, with the first three completions on 19<sup>th</sup> October 2018 and three more two-bed properties handed over on Friday 7th December 2018, with tenants ready to move in immediately. The final six properties are being built out and will be handed over in April 2019.

**John Mackman**  
**Deputy Leader of the Council**