

REPORT OF THE DEVELOPMENT AND BUILDING CONTROL MANAGER

ITEM1 District Matters Recommended Refusal

1.

Reference: 07/00492/FUL

Proposal Erection of two-storey extension at front of dwelling

Location 6 Hazel Grove Chester-le-Street Durham DH2 2LN

Applicant Mr J. Heeley

Application Summary

Ward: Chester North

Case Officer: Lisa Morina, Assistant Planning Officer

Contact Details: 0191 387 2146

lisamorina@chester-le-street.gov.uk

Summary of recommendation: The proposal would provide for an unacceptable form of development being detrimental to the visual amenity of the streetscene.

The Proposal

This report relates to the erection of a two-storey extension at the front of an existing semi-detached property to provide additional space for the installation of a disabled lift in order to improve access for a severely disabled 10 year old boy.

Site History

00/00399/FUL - Demolition of existing garage/utility room and construction of double storey gable extension. Approved 12.01.2001.

Consultation Responses

The application has been advertised by way of direct notification. In response, six letters of support have been received including a letter from the applicant's paediatric consultant. The following points have been raised:

- The majority of houses within the area have been updated and changed in various ways; without doubt this has enhanced the area.
- There is no objection only support to the proposed extension going ahead.
- There is no objection to the proposed extension and it is understood that the alternative solution would involve substantial disturbance to family life with the reconfiguration of the internal layout and would increase the amount of carers required where it would be intrusive on normal patterns of daily activity.
- As the applicant's child is growing older, he is getting heavier and a lift is required. An external lift is the best option, as it would not lose room space internally. The applicant's child already needs equipment for example wheelchairs, which take up space.

Regeneration - No comments.

Relevant Planning Policies and Considerations

Policies HP11 and appendix 1 of the Chester-le-Street Local Plan are of relevance to this application.

Having regard to the requirements of the above policies in determining this application, the main issues to be considered are the design of the proposal in relation to the streetscene and the host property as well as the impact the proposal may have on the residential amenity of neighbouring properties. It is also appropriate to consider any other issues raised, including the personal circumstances of the applicant.

Streetscene/Impact on host property

The proposed two-storey extension at the front of the property is considered to impact negatively on the visual amenity of the streetscene. The property has previously been extended with the addition of a two-storey side extension and it is considered that the addition of a two-storey extension to the front of the site would create an imbalance upon the two semi-detached properties. In turn, this would have a negative impact on the visual amenity of the streetscene setting an undesirable precedent for others to follow.

The application is therefore considered not to be in accordance with policy HP11 of the Chester-le-Street Local Plan, as it would have an adverse effect on the scale, form and character of the existing building and the locality in general.

Residential Amenity

The proposal is situated 3.8m from the common boundary with the adjoining neighbour therefore it is considered that there would be no overshadowing or loss of light to this neighbour. There is one small window in the proposals side elevation. However, it is considered that due to the distance it is away from the boundary as well as the purpose of the window opening (to provide light to the lift shaft) there would be no overlooking issues.

With regards to the other neighbours, the proposal is situated approximately 9m, at an angle, away from the front elevation of the neighbouring property to the west (no. 4). Therefore, it is considered that this proposal would not create any loss of light, overlooking or overshadowing issues to this neighbour.

No other properties within the cul-de-sac would be affected by this application.

In summary, it is considered therefore, that the residential amenity of the neighbouring properties would not be adversely affected.

Other Issues

While Officers have sympathy with the stated reason for this application, the need to install a lift in order to assist disabled access, this can only be given limited weight in making a decision. Alternative arrangements have been suggested which could involve the addition of an extension to the rear of the site. Although this would necessitate some internal alterations, it could be achieved in such a way that it would increase the internal floor space to the same level as by this application. It is considered that as an alternative arrangement could be carried out, the personal circumstances of this application are not sufficient to outweigh policy in this instance.

Conclusion

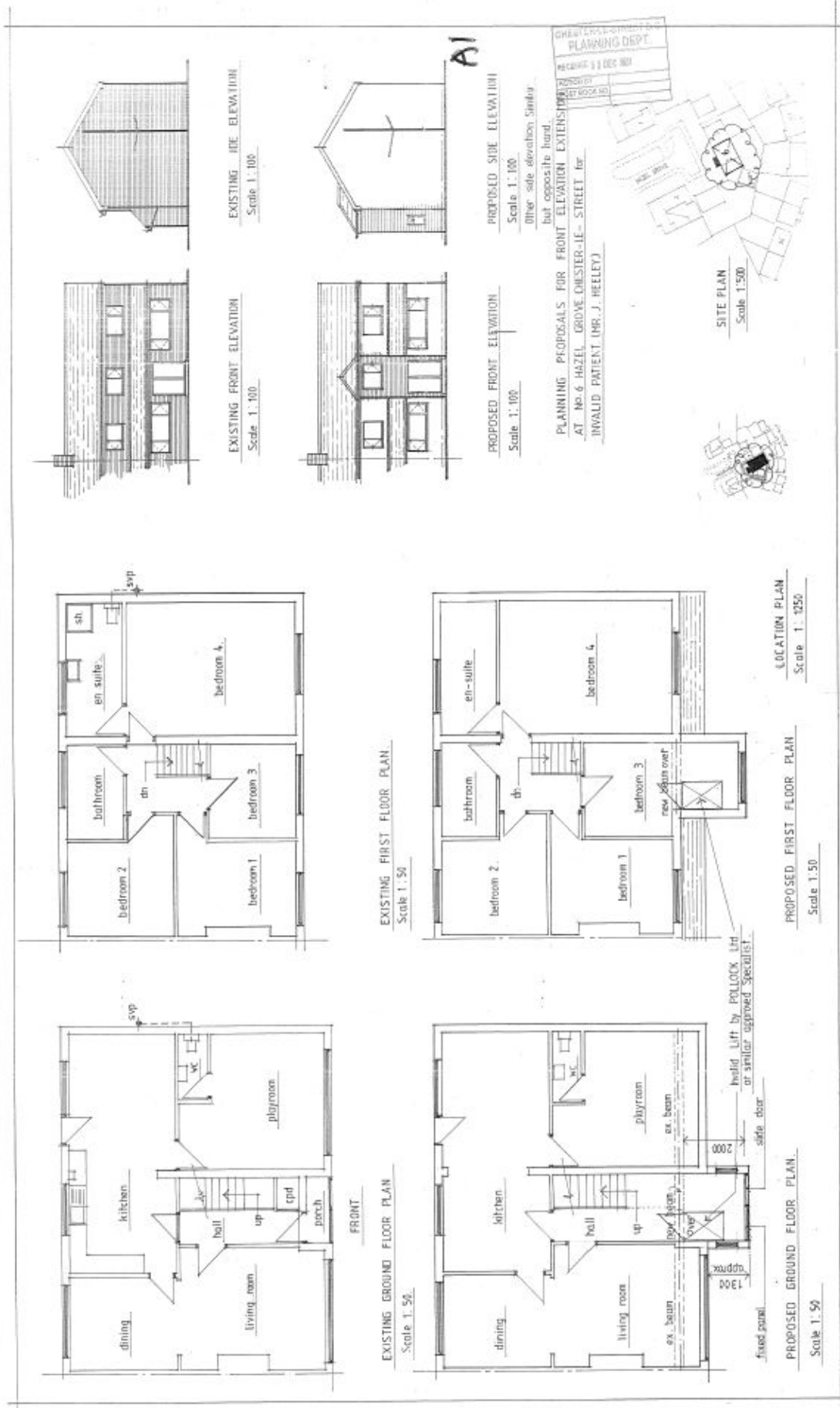
Taking all relevant issues into account, it is recommended that planning permission be refused due to the impact the proposal would have on the visual amenity of the streetscene.

RECOMMENDATION

Refuse FOR THE FOLLOWING REASONS:-

Extra 1.

The proposed extension by virtue of its position and scale, is considered to have a detrimental impact upon the scale, form and character of the existing property and the amenity of the neighbourhood and as such is considered to be contrary to the provisions of Policy HP11 of the Chester-le-Street District Local Plan.



2.

Reference: 07/00495/FUL

Proposal Demolition of car showroom & workshop and erection of 10 no apartments & associated works (Amended description)

Location Johnsons Garage 3 Newcastle Road Chester-le-Street Durham DH3 3TJ

Applicant Mr J. Johnson

Application Summary

Ward: Chester North

Case Officer: Sarah Bough, Acting Senior Planning Officer

Contact Details: 0191 387 2145

sarahbough@chester-le-street.gov.uk

Summary of Reason for Recommendation: The proposal comprises an unacceptable form of development, which would be harmful to acknowledged planning considerations, including of particular importance the character and appearance of the area.

The Proposal

This proposal relates to a full application for the erection of 10 No apartments on land comprising the Johnson's garage site, 3 Newcastle Road, Chester-le-Street.

The proposed dwellings would be arranged in a linear block, facing onto Newcastle Road. Vehicular access is shown via a proposed one-way system. 15 parking bays are shown to the rear, to serve the proposed development.

The surrounding land uses are predominantly residential, although a community centre exists to the south of the site and the Civic Centre is situated across Newcastle Road to the East

Relevant Planning History

A planning application for the erection of 12No apartments was recently submitted for consideration (Ref: 07/00389/FUL). The application was scheduled to be considered at Novembers Planning Committee and was recommended for refusal. The application was withdrawn prior to the Committee meeting.

The Council's Planning Register also reveals several applications for development associated with the existing car showroom premises

Consultation Responses

Durham County Council as Highways Authority for the area have confirmed that they have no objection to the proposed development subject to two conditions to ensure the installation of the one way traffic system and the installation of a 'Keep Clear' notice on Pelaw Bank.

The Council's Arboricultural Officer advises that the development will not cause any adverse impact on trees situated close to the development site, subject to these trees being protected during the construction phase.

The Design and Conservation Officer at Durham County Council comments;

'The layout is simple with plenty of parking to the rear. Good provision is also made for wheelie bins. The apartments address the main road well, providing a strong frontage.

The scale is considered appropriate. There is a mixture of scale in the area and this building would not look out of place in relation to the adjacent buildings.

The design is also considered to be acceptable. Picking up on detailing of the adjacent house and the bay windows which feature along the street. The details at the street level in particular are good.'

The Archaeology Officer at Durham County Council advises that the site lies within an area of known archaeological importance (archaeological remains having been found during the construction of other recent developments in the surrounding area). As a result of this it was advised that an archaeological desk based assessment of the site be submitted in support of the application. The requisite archaeological survey was submitted on 20 December 2007.

The Council's Regeneration Manager (Technical) has no comments to make.

The Council's Environmental Health team have not raised any comments in relation to the proposed development.

The application has been advertised by way of site and press notice and direct neighbour notification letters. In response 2 letters have been received

Both letters make clear that, though they are not opposed to the development, they do have concerns as follows: -

- Concern is expressed with regards to the potential traffic on Hillside during the demolition and construction of the proposal.
- Workers private vehicles should not be parked on Hillside as there are already heavy traffic flows.

- The parking of vehicles should not impede access for emergency service vehicles, because of this construction traffic access to the site should be restricted to the planned site entry on Pelaw Bank and should be prevented from using Hillside
- Parking on Hillside should be minimised and monitored during the construction of the development
- Hillside is a very narrow street that is used as a parking lot, to the detriment of the residents
- Parking on Hillside has in the past affected refuse and recycling collections

Relevant Planning Policies and Considerations

The proposal raises a number of issues for consideration having regard to the relevant Policies contained in the Regional Spatial Strategy (RSS), County Durham Structure Plan and Chester-le-Street Plan.

Regional Spatial Strategy

The (RSS) sets out a long-term planning strategy for the spatial development of the North East Region of England. The RSS is part of the statutory Development Plan. It is now at an advanced stage, prior to formal adoption, and accordingly significant weight should now be given to Policies within the RSS.

Of particular relevance to the assessment of this application are Policies 1 - North East Renaissance, Policy 2 - Sustainable Development, Policy 5 - Locational Strategy, Policy 12 Sustainable Economic Development and Policy 24 - Sustainable Communities

These Policies essentially require that new development proposals should comply with the aims of promoting the interests of sustainable development (including through locating new development close to existing urban centres. They also provide support for the development of Chester-le-Street as a regeneration town.

County Durham Structure Plan

Policy 3 of the Structure Plan advises that the location of new development should be well related to the County's main towns. The reasoning behind this policy is essentially to ensure that new housing development is located within sustainable locations, being well related to existing towns and transport infrastructure, and also to ensure that priority is given to the redevelopment of derelict or redundant sites.

In assessing the proposal against this Structure Plan Policy it is considered that it is acceptable in principle. The proposed site is located within the existing urban framework of Chester-le-Street town and is situated in a location, which will reduce the need to travel, by private car, being close to existing town centre amenities and public transport facilities. Furthermore, the site falls within the definition of previously developed land as it currently houses a commercial garage and showroom facility, with associated hard standing.

Chester-le-Street Local Plan

Policy HP6 of the Local Plan provides relevant advice on the subject of residential development within boundaries of settlements, including Chester-le-Street. This Policy

advises that proposals will be considered acceptable in principle provided the site comprises previously developed land and that the detailed criteria contained in Policy HP9 and other relevant policies are met. As the application site clearly falls within the definition of previously developed land then the first leg of the requirements of Policy HP6 are met.

Policy HP9 of the Local Plan requires residential development to meet a number of detailed design criteria. Of particular relevance to this proposal are the requirements that proposals must relate well to the character of the surrounding area – respecting its predominant character; street pattern and density; provide adequate privacy to both proposed and existing adjacent residents; provide convenient and safe access; provide adequate open space for children's play

Policy BE2 of the Local Plan requires development in excess of £500,000 to provide 1% of development costs for public artwork.

Policy RL5 of the Local Plan requires new residential development proposal to provide for the provision of recreational space (by either on site facilities or commuted sums to be spent elsewhere within the locality).

National advice contained in Planning Policy Guidance Note 16 – 'Archaeology and Planning' provides Central Government advice in respect to the planning systems role in preserving potential archaeological interests.

In assessing the proposals against the requirements of the relevant national and Local Plan Policies as detailed above, and taking into account all relevant material planning considerations, including an appraisal of the comments received as part of the consultation exercise carried out, it is considered the following areas of the proposal require careful assessment;

Highway Safety

Taking into account the views of the Highway Authority, it is considered that the proposal would not result in any adverse impact on Highway Safety and would provide safe means of access to the site, subject to the suggested conditions of the Highway Authority being attached to any grant of planning permission.

Scale and Massing of the Development & Design Issues

Policy HP9 of the Local Plan required new development to respect the character of the surrounding area. In addition the need for good design is now placed firmly at the heart of the planning system through Central Government advice detailed principally in Planning Policy Statement 1 and Planning Policy Statement 3.

This particular site is within a very sensitive location, being situated adjacent to the Chester-le-Street Town Centre Conservation Area and being positioned along one of the primary transport routes into Chester-le-Street Town Centre.

Notwithstanding the comments put forward by the County Council's Conservation and Design Officer it is considered that in assessing the proposals against the established need for high quality design, the development fails to meet these requirements.

In particular the 3 storey form of development as proposed is considered to be at odds with the prevailing two storey form of development found elsewhere along this stretch of Newcastle Road. As a result it is considered that the elevations would dominate the street and appear out of context with the area.

The height of the proposed development would, at its highest point, exceed the height of the neighbouring Community Centre by 1.7 metres and would, it is considered appear to over dominate the streetscape. Furthermore, whilst the design does represent an improvement in comparison to the previously withdrawn application, it is still considered that some of the design detailing is weak, i.e. the poor window detailing, the lack of chimneys and lack of finial detailing, which is evident at the neighbouring property to the North.

In addition to this, whilst acknowledging that the design of the development has been improved, in comparison to the previously withdrawn application, it is still considered that the proposal fails to represent the high quality of design required for this key site on the approach into the Town Centre.

In summary, the design and massing of the scheme is considered to represent a poor design solution for this important site. The proposal would be harmful to the character of the streetscene and wider visual amenity of the area. This is contrary to both Local Plan Policy HP9 and also to the aspirations of National Planning Policy advice.

Privacy / Residential Amenity

Policy HP9 requires new development to respect the amenities of existing surrounding occupiers.

In this respect, the proposal is considered acceptable and would not lead to any unreasonable loss of privacy for existing or proposed residents. The separation standards as per Appendix 1 of the Local Plan are satisfied.

Open Space / Children's Play Space

Policy RL5 of the Local Plan requires new recreation space to be provided for as part of new residential development proposals. In this regard the application shows no meaningful outdoor amenity space as part of the development.

As Members will be aware in many other instances of similar sized proposals the Council has requested developers enter into Agreement under Section 106 of the Town and Country Planning Act (as amended) to provide for a commuted sum to be paid to secure off site play provision in place of dedicated on site provision.

However, in this instance the development neither provides the requisite amount of on site recreational space nor has the developer indicated his willingness to enter into any 106 Agreement.

Accordingly the view is taken that the application should be considered on the basis of how it was submitted. As this does not include the requisite amount of on site provision,

nor does it make arrangements for any 106 Agreement to secure off site enhancements it should be concluded that the application fails to comply with the requirements of Policy RL5 of the Local Plan as it does not make arrangements for appropriate recreational space.

Public Artwork

Members will also be aware that Policy BE2 of the Local Plan requires major development to devote 1% of construction costs to public artwork.

In many instances developer's obligations in this respect are also dealt with by Agreements under Section 106. However, and as with the issue of recreational spaces as discussed above, the developer has not provided details as to how the aims of the Policy would be addressed as part of the planning application.

Accordingly, it has to be concluded that the application fails to comply with the requirements of Policy BE2 of the Local Plan, as it does not make arrangements for appropriate public artwork.

Archaeology

Planning Policy Guidance Note 16 advises that a proposed developments impact on known archaeological interests can be a material planning consideration.

In recognition of this, and in the knowledge that previous development proposals in the vicinity of the application site have revealed issues of archaeological interest, consultations have been carried out with the Archaeological Officer at Durham County Council.

As will be noted from the representation section above, the Archaeological Officer has recommended that the appropriate pre-determination survey to be carried out.

An Archaeological Desk top study, produced by Durham University, was submitted for consideration on 20th December 2007. This study, whilst recommending that the development be subject to an archaeological evaluation to examine the nature and extent of any surviving archaeological deposits does not indicate that the development site is located within such a sensitive area as to warrant refusal in principle. Accordingly it is considered that the development should not be resisted on archaeological grounds.

Conclusion

In conclusion, having regard to the above, it is considered that whilst the residential redevelopment of the site may be acceptable in principle the detailed proposals are unacceptable when assessed against the provisions of the development plan and having regard to all material planning considerations.

Furthermore, the development would cause demonstrable harm to a number of interests of acknowledged planning importance, including of particular significance the character and appearance of the area and recreational space/open space provision.

RECOMMENDATION

Refuse

FOR THE FOLLOWING REASONS:-

Extra 1.

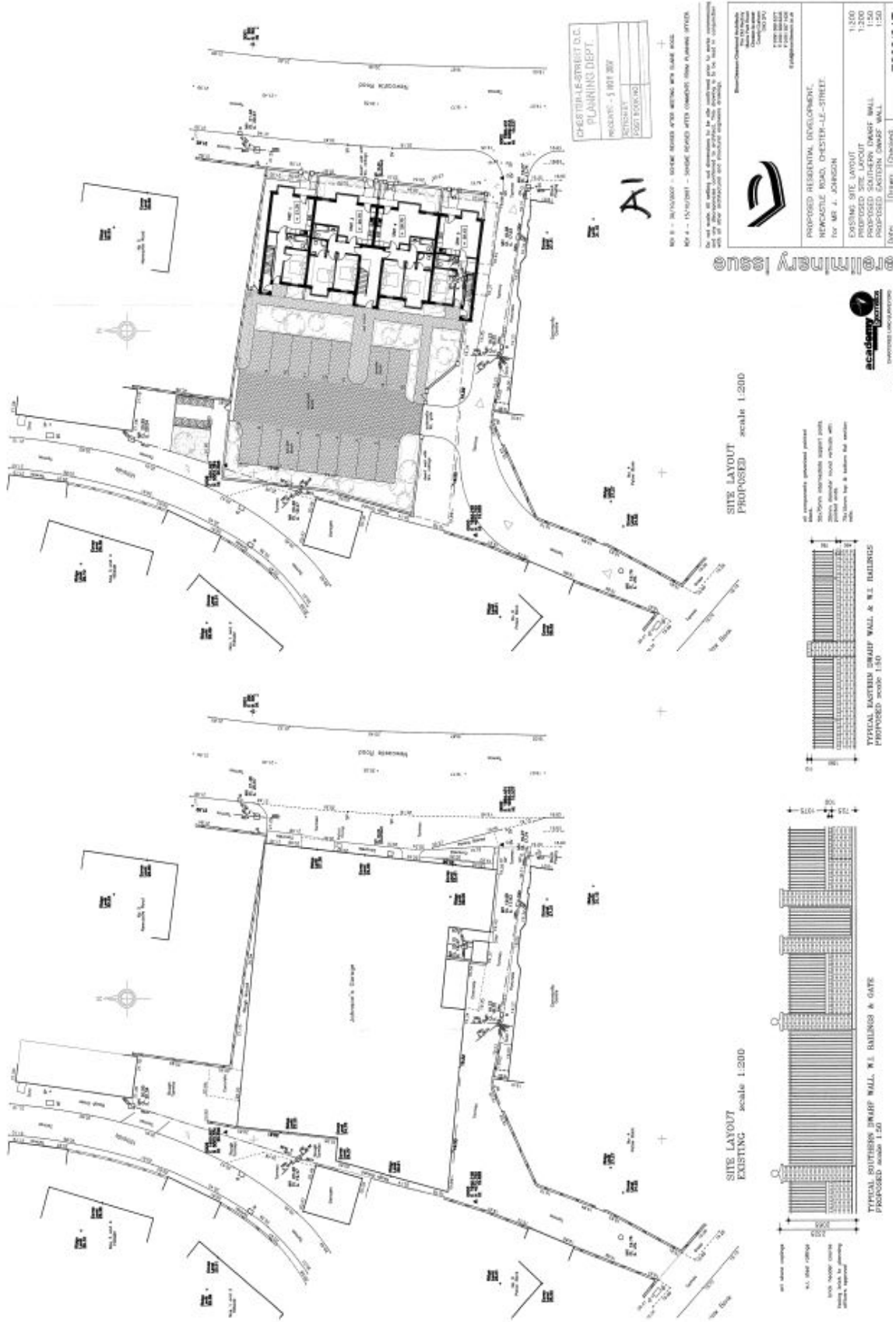
The proposal, by way of inappropriate scale, massing and detailed design solution, would provide for a form of development that would be incongruous within the street scene and as such would be detrimental to the visual amenity of the wider locality, contrary to the aims of PPS 1 and PPS 3 and Policy HP 9 of the Chester-le-Street Local Plan.

Extra 2.

The proposal fails to provide for adequate recreational open space contrary to the aims of Policy RL 5 of the Chester-le-Street Local Plan

Extra 3.

The proposal fails to provide for adequate public art work contrary to the aims of Policy BE2 of the Chester-le-Street Local Plan.



CHESTERLE STREET D.C. PLANNING DEPT.	
PROJECTS - 5/07/07	
REVISED	
DATE	

NO 8 - 15/10/07 - SHOW REVISION AFTER MEETING WITH SWAMP WALL
 NO 4 - 15/10/07 - SHOWS REVISION AFTER COMMENTS FROM PLANNING OFFICE
 All drawings are subject to the conditions of the contract and the planning permission.
 No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the author.

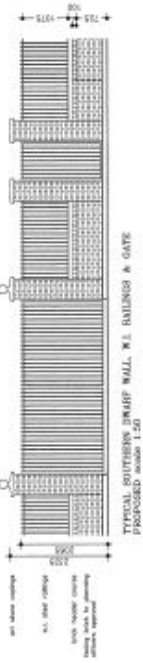
**PROPOSED RESIDENTIAL DEVELOPMENT,
 NEWCASTLE ROAD, CHESTER-LE-STREET,
 for MR J. JOHNSON**

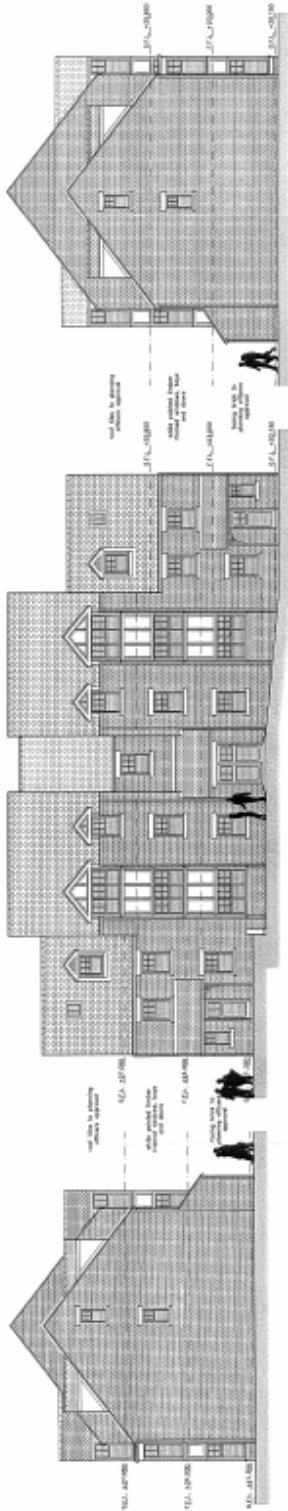
EXISTING SITE LAYOUT 1:200
PROPOSED SITE LAYOUT 1:200
PROPOSED SOUTHERN SWAMP WALL 1:50
PROPOSED EASTERN SWAMP WALL 1:50

Drawn: [Name]
 Checked: [Name]
 Date: [Date]
 Scale: [Scale]

SITE LAYOUT PROPOSED scale 1:200

SITE LAYOUT EXISTING scale 1:200

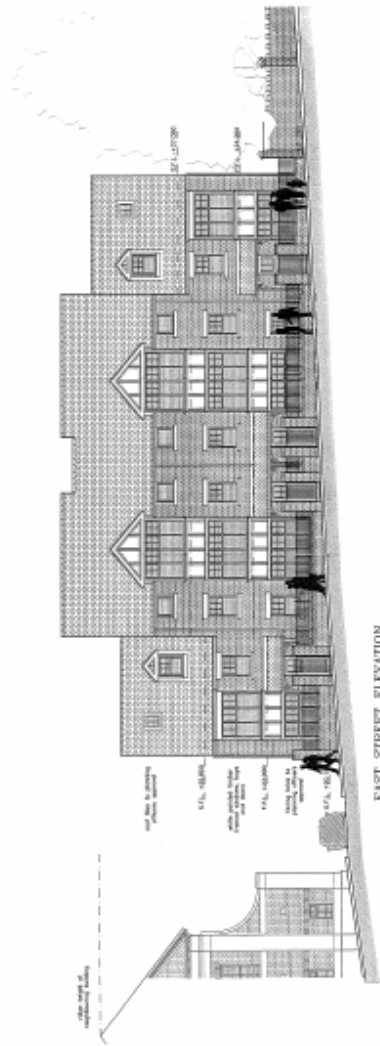




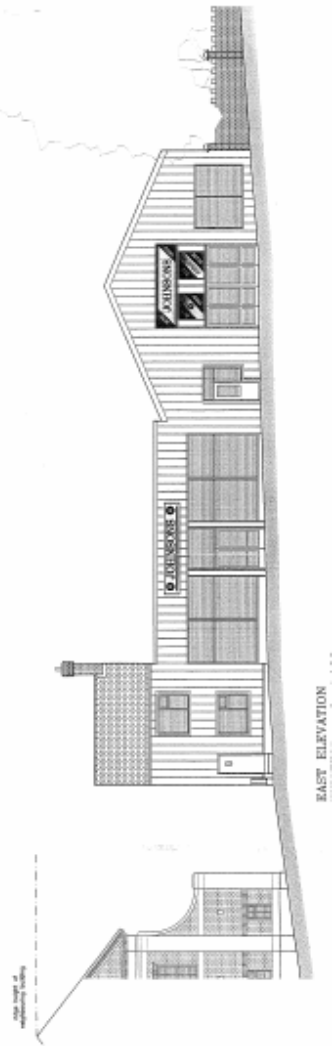
NORTH ELEVATION
PROPOSED scale 1:100

WEST ELEVATION

SOUTH ELEVATION



EAST STREET ELEVATION



EAST ELEVATION

CHESTERLESTREET.DC PLANNING DEPT.	
PROJECT - 5 NOV 2007	
ARCHITECT	
SCALE/STANDARD	

NOT TO SCALE - WINDOW HEIGHTS WITHIN EACH FLOOR LEVEL.
NOT TO SCALE - WINDOW HEIGHTS WITHIN EACH FLOOR LEVEL.
NOT TO SCALE - WINDOW HEIGHTS WITHIN EACH FLOOR LEVEL.

On all walls, all window and door heights to be set according to the following table. All window and door heights to be set according to the following table. All window and door heights to be set according to the following table.

Primary

PROPOSED RESIDENTIAL DEVELOPMENT,
NEWBOSLE ROAD, CHESTER-LE-STREET,
for MR. J. JOHNSON

PROPOSED ELEVATIONS 1:100
PROPOSED STREET ELEVATION 1:100
EXISTING ELEVATION 1:100

AI

ITEM 2



Chester-le-Street District Council

Civic Centre, Newcastle Road, Chester-le-Street, Co. Durham DH3 3UT

Tel: 0191 387 1919 Fax: 0191 387 1583

Directorate of Development Services

3 January 2008

List of Planning Appeals and Current Status

The Planning Applications listed below have been, or are currently, the subject of appeals against the decision reached by the Planning Committee. Planning Appeals are considered by a Planning Inspector from the Planning Inspectorate, a body which is independent of Chester-le-Street District Council.

Key to Appeal Type Code

- W - Written Representations
- I - Hearing
- P - Public Inquiry

If you wish to view a copy of an Inspector's decision letter regarding any one of the appeals listed below please contact the Planning Division on 0191 387 2172 or 0191 387 2173 in order to arrange this.

Application Number / ODPM reference number	Applicant	Appeal Site	Proposal	Appeal Type / Appeal Start Date	OS Grid Reference	Status / Date of Appeal Decision
--	-----------	-------------	----------	---------------------------------	-------------------	----------------------------------

Application Number / ODPM reference number	Applicant	Appeal Site	Proposal	Appeal Type / Appeal Start Date	OS Grid Reference	Status / Date of Appeal Decision
06/00306/FUL /	Mr N. Carris	Twizell Dykes Farm Cottage Grange Villa Chester-le-Street Durham DH2 3JZ	Demolition of existing dwelling and agricultural outbuildings, and erection of replacement dwelling.	I / 06.03.2007	E:422752 N:552000	Appeal In Progress /
06/00325/FUL /	M J Tinkler	12A Ellesmere Bournmoor Chester-le-Street Durham DH4 6DZ	Erection of 1.53 metre high fence and gates. (Retrospective)	W / 19.03.2007	E:430829 N:551090	Appeal Allowed / 10.08.2007
06/00570/COU /	Sightdirect Ltd	Unit 2e Drum Road Chester-le-Street Durham DH2 1AG	Proposed change of use from B2 to mixed use B2 and A1 (retrospective)	I / 15.05.2007	E:426472 N:552961	Appeal Dismissed / 21.09.2007
07/00006/FUL /	Mr & Mrs Sutherland	20 Dunstanburgh Court Woodstone Village Houghton-le-Spring DH4 6TU	Two storey rear extension to existing dwelling to form larger kitchen and additional bedroom.	W / 23.04.2007	E:430944 N:550323	Appeal Allowed / 13.09.2007

Application Number / ODPM reference number	Applicant	Appeal Site	Proposal	Appeal Type / Appeal Start Date	OS Grid Reference	Status / Date of Appeal Decision
07/00051/TEL /	O2 (UK) Ltd	Telecommunications Mast Waldrige Road Chester-le-Street Durham	Erection of 12.5 metre high streetworks telecommunications column with ancillary equipment.	I / 03.05.2007	E:425581 N:550412	Appeal In Progress /
07/00115/FUL /	Mr A.J. Laverick	4 Station Lane Pelton Fell Chester-le-Street Durham DH2 2RL	Single storey ground floor extension to kitchen and replacement sun lounge for conservatory	W / 29.10.2007	E:425239 N:552103	Appeal In Progress /

ITEM 3

**Development Control Performance
Comparator Figures For 2006/07**

Introduction / Purpose of Report

The purpose of this report is to provide Members with an update in relation to the Development Control Team's performance, in comparison to other Authorities, for the last financial year; 2006/07.

Background

Members will recall that they were provided with a comprehensive report on the team's performance for 2006/07 at the Planning Committee meeting of June 2007. At this meeting Officer's advised that a further report would be provided for Members consideration once the Audit Commission had released comparator data for all other Authorities; in order that the team's performance in relation to other Authorities could be compared. This date has recently been released by the Audit Commission.

The key Best Value Performance Indicators (BVPI's) as prescribed by the Audit Commission for 2006/07 (and indeed for the present year 2007/08) for a Development Control Service are;

BVPI 109 a Percentage of Decisions on 'Major' Planning Applications Made Inside 13 Weeks.

Audit Commission Target	60%
CLS Stretch Target	70 %
Final 2006/07 Figure	87.50%

BVPI 109 b Percentage of Decisions on 'Minor' Planning Applications Made Inside 8 Weeks.

Audit Commission Target	65%
CLS Stretch Target	80 %
Final 2006/07 Figure	92.41%

BVPI 109 c Percentage of Decisions on 'Other' Planning Applications Made Inside 8 Weeks.

Audit Commission Target	80%
CLS Stretch Target	90 %
Final 2006/07 Figure	95.40%

BVPI 204 Percentage of appeals allowed against a Council's Decision to Refuse Planning Permission

Audit Commission Target	No Nationally Set Target
CLS Local Target	Less Than 25%
Final 2006/07 Figure	12.5%

BVPI 205 Quality of Planning Service Checklist

Audit Commission Target	No Nationally Set Target
CLS Local Target	100%
Final 2006/07 Figure	100%

2006/07 Comparator Position With Other Authorities

A full breakdown on the Team's performance in relation to the above indicators is reported in the Excel Spreadsheet appended to this report (Officers from Planning Services are most grateful to colleagues in the Corporate Support Services Team for the preparation of this Spreadsheet).

As Members will note, performance across the 5 key Development Control BVPI's for 2006/07 was excellent. Top Quartile performance (i.e. being in the top 25 % nationally) was comfortably achieved for all Indicators.

However the recently published comparator data shows a more comprehensive picture as to how healthily the Authority performed in relation to others. Some of the more notable outcomes are;

- For BVPI 109b (minor applications) this Council's performance was ranked 8th out of the 396 Local Authorities nationally who report on this indicator. In excess of 92% of minor planning applications were determined promptly, within timescales.
- For BVPI 204 (percentage of appeals allowed) this Council's performance was ranked joint 6th out of the 396 Local Authorities nationally who report on this indicator. Only 12.5% of appeals against the Council's decision to refuse planning permission were successful.
- For BVPI 111 (customer satisfaction) this Council's performance was ranked as joint 6th out of the 238 District Authorities who collated customer satisfaction data for 2006/07. 85% of users of this Council's Planning Service were satisfied with the level of service they had received.

Analysis of Figures

Officers consider the high level of performance in comparison to other Authorities for the year 2006/07 can be attributed to a number of factors, including;

- The team being fully staffed for the majority of the year. This had particular benefits in terms of workloads being manageable, and within recommended guidelines, thus enabling targets for the time taken to determine planning applications to be met.
- The full staffing establishment also enabling Officers to devote more time to providing quality pre-application advice to customers. This

enables more subsequent planning applications to be 'right first time' which in turn has a positive impact, both in terms of time taken to decide planning applications, and also in a customers experience of going through the whole breadth of the planning system.

- Officers and Members alike being aware and indeed focussed on the importance of meeting performance indicators.
- Improved Committee procedures / presentations which enable Members to obtain a 'fuller picture' of a proposed developments likely impact. This has helped ensure decisions to refuse planning permission are only taken when Members are satisfied a proposal will cause demonstrable harm.
- The improved Committee procedures, including an extension to the previous 5 minutes speaking limit (now extended to 10 minutes) will also have had a positive impact on customer satisfaction levels.
- Improved E Government capabilities (including a fully operational web site). This has helped make more efficient use of Officer time by eliminating a number of routine customer enquiries (thus enabling resources to be spent on dealing with planning applications). The improved E Government capabilities have also increased the methods of customer interaction with the Service. This will have helped to improve customer satisfaction levels.

Conclusion

In summary it is considered that the above data demonstrates how the Development Control Service enjoyed a successful year for 2006/07, thus helping to meet a number of corporate priorities including of particular importance priority - 1 Customer Excellence.

Recommendation

It is recommended that Members note the contents of this report.

Report Summary

Ward: All

Case Officer: Stephen Reed, Development & Building Control Manager

Contact Details: 0191 387 2212

stephenreed@chester-le-street.gov.uk

Planning Services - Best Value Performance Indicator Ranking 2006-2007

Authority Short Name	Type	BV 109a	BV 109b	BV 109c	BV 204	BV 205	BV 111
Worcestershire	C	66.67	N/A	N/A	N/A	N/A	84
Leicestershire	C	75.00	N/A	N/A	N/A	N/A	100
Northamptonshire	C	97.14	N/A	N/A	N/A	N/A	86
Oxfordshire	C	65.52	N/A	N/A	N/A	N/A	43
Derbyshire	C	43.59	N/A	N/A	N/A	N/A	100
West Sussex	C	75.93	N/A	N/A	N/A	N/A	86
Hertfordshire	C	21.74	N/A	N/A	N/A	N/A	100
Shropshire	C	80.65	N/A	N/A	N/A	N/A	83
East Sussex	C	73.33	N/A	N/A	N/A	N/A	83
Suffolk	C	69.00	N/A	N/A	N/A	N/A	80
Kent	C	63.16	N/A	N/A	N/A	N/A	95
Cheshire	C	34.38	N/A	N/A	N/A	N/A	100
Durham County	C	63.16	N/A	N/A	N/A	N/A	77
Hampshire	C	84.44	N/A	N/A	N/A	N/A	100
Essex	C	68.75	N/A	N/A	N/A	N/A	#
Nottinghamshire	C	25.86	N/A	N/A	N/A	N/A	97
Gloucestershire	C	48.78	N/A	N/A	N/A	N/A	100
Staffordshire	C	61.70	N/A	N/A	N/A	N/A	67
Warwickshire	C	71.43	N/A	N/A	N/A	N/A	50
Somerset	C	71.11	N/A	N/A	N/A	N/A	91
Cumbria	C	67.27	N/A	N/A	N/A	N/A	79
Bedfordshire	C	85.29	N/A	N/A	N/A	N/A	97
Norfolk	C	71.67	N/A	N/A	N/A	N/A	82
North Yorkshire	C	67.57	N/A	N/A	N/A	N/A	82
Surrey	C	76.67	N/A	N/A	N/A	N/A	50
Lincolnshire	C	25.00	N/A	N/A	N/A	N/A	70
Wiltshire	C	52.50	N/A	N/A	N/A	N/A	57
Cornwall	C	75.00	N/A	N/A	N/A	N/A	70
Lancashire	C	77.78	N/A	N/A	N/A	N/A	86
Cambridgeshire	C	62.07	N/A	N/A	N/A	N/A	92
Devon	C	61.70	N/A	N/A	N/A	N/A	81
Buckinghamshire	C	90.00	N/A	N/A	N/A	N/A	100
Dorset	C	62.50	N/A	N/A	N/A	N/A	91
Northumberland	C	69.23	N/A	N/A	N/A	N/A	100
Adur	D	90.00	81.30	94.07	38.5	83.3	81
Allerdale	D	68.97	80.63	91.76	27.3	100.0	70
Alnwick	D	80.00	83.97	87.47	33.3	78.0	77
Amber	D	51.16	70.33	84.19	36.6	100.0	75
Arun	D	83.61	76.29	88.93	32.9	83.3	70
Ashfield	D	74.55	89.67	97.18	53.8	88.0	80
Ashford	D	76.62	85.21	93.58	23.5	100.0	62
Aylesbury	D	76.92	69.59	88.61	38.0	100.0	75
Babergh	D	61.76	59.66	76.70	28.0	90.0	75
Barrow-in-Furness	D	76.92	81.01	93.85	36.4	66.7	85
Basildon	D	67.35	83.83	90.92	26.7	100.0	75
Basingstoke	D	79.31	80.80	88.97	39.7	100.0	67
Bassetlaw	D	74.00	84.41	89.69	32.1	94.4	80
Bedford	D	72.84	73.42	92.17	35.0	88.9	#
Berwick	D	42.11	36.42	61.83	28.5	66.7	52

PLANNING COMMITTEE 14 January 2008

Blaby	D	77.27	66.08	79.71	33.3	94.4	68
Blyth	D	78.13	85.23	91.81	25.0	88.9	72
Bolsover	D	76.47	87.92	96.29	18.8	77.8	80
Boston	D	69.44	81.15	92.75	23.8	94.4	86
Braintree	D	75.00	74.43	83.24	40.0	90.0	75
Breckland	D	69.39	75.68	88.04	24.0	94.4	79
Brentwood	D	43.48	45.90	79.28	52.5	89.0	72
Bridgnorth	D	100.00	81.01	91.25	23.0	100.0	76
Broadland	D	66.67	76.94	91.88	23.7	100.0	76
Bromsgrove	D	73.33	72.00	84.03	27.8	83.0	56
Broxbourne	D	69.05	91.67	96.85	35.6	88.8	65
Broxtowe	D	51.61	68.37	82.47	32.0	100.0	60
Burnley	D	86.11	76.28	86.37	23.0	94.0	83
Cambridge	D	73.17	65.63	83.45	21.0	94.0	58
Cannock Chase	D	62.96	70.35	86.04	49.0	78.0	82
Canterbury	D	72.09	73.28	89.29	29.4	100.0	75
Caradon	D	42.37	34.64	49.59	21.3	94.4	43
Carlisle City	D	69.44	74.33	84.17	38.5	100.0	80
Carrick	D	73.53	73.63	84.09	24.7	88.9	71
Castle Morpeth	D	75.00	72.77	81.11	50.0	94.4	76
Castle Point	D	65.22	89.33	97.34	20.0	72.2	72
Charnwood	D	75.00	83.89	93.87	21.1	100.0	77
Chelmsford	D	78.57	86.52	93.32	29.0	100.0	81
Cheltenham	D	90.48	91.91	95.51	31.9	100.0	75
Cherwell	D	81.13	86.89	89.48	20.0	100.0	77
Chester City	D	71.43	84.55	93.05	38.6	94.4	75
Chesterfield	D	85.71	82.01	93.13	33.0	94.4	85
CHESTER-LE-STREET	D	87.50	92.41	95.40	12.5	100.0	84
Chichester	D	77.78	74.75	85.28	24.4	89.0	71
Chiltern	D	67.86	85.92	93.47	37.4	100.0	66
Chorley	D	73.33	76.62	88.29	31.0	88.8	76
Christchurch	D	83.33	82.47	88.83	42.4	94.4	81
Colchester	D	50.00	65.08	80.63	34.6	88.9	74
Congleton	D	81.58	85.30	94.61	0.0	61.1	79
Copeland	D	60.00	64.13	86.25	37.5	55.6	77
Corby	D	77.50	81.11	96.28	50.0	94.4	80
Cotswold	D	68.42	71.94	86.27	11.4	94.0	72
Craven	D	55.56	80.36	90.80	25.0	83.3	88
Crawley	D	64.58	76.36	88.74	28.6	88.9	76
Crewe	D	74.14	83.49	95.27	27.6	100.0	72
Dacorum	D	67.65	72.53	86.65	20.6	94.4	72
Dartford	D	72.50	68.30	83.42	36.0	94.0	81
Daventry	D	75.00	77.24	84.08	46.0	94.4	72
Derbyshire Dales	D	80.95	69.92	82.90	30.0	100.0	88
Derwentside	D	74.29	72.43	82.35	20.0	94.4	85
Dover	D	73.58	71.38	85.40	30.8	100.0	70
Durham City	D	80.49	77.51	83.75	41.2	100.0	74
Easington	D	63.89	68.56	80.65	54.6	100.0	86
East Cambridgeshire	D	74.36	81.82	87.34	44.0	94.4	70
East Devon	D	73.81	61.48	79.55	34.4	100.0	62
East Dorset	D	80.65	76.42	91.31	25.5	83.3	69
East Hampshire	D	83.93	92.57	96.80	24.0	100.0	76
East Herts	D	77.19	84.60	93.04	23.5	94.4	64
East Lindsey	D	69.01	81.69	90.53	27.1	83.3	65

PLANNING COMMITTEE 14 January 2008

East Northamptonshire	D	86.96	79.10	90.61	33.3	77.7	77
East Staffs	D	86.57	93.04	96.50	29.4	100.0	71
Eastbourne	D	83.33	91.44	92.73	23.0	94.0	87
Eastleigh	D	81.82	77.89	92.10	26.0	100.0	81
Eden	D	75.00	78.45	88.34	41.7	100.0	80
Ellesmere Port	D	74.19	80.28	90.59	31.2	94.4	83
Elmbridge	D	83.10	80.61	91.88	39.0	100.0	79
Epping	D	67.24	72.55	89.85	29.1	83.0	82
Epsom and Ewell	D	75.76	81.66	92.88	43.3	88.9	73
Erewash	D	64.00	60.15	86.31	33.3	88.9	63
Exeter	D	75.00	76.71	84.50	32.1	94.5	71
Fareham	D	96.67	87.17	94.26	25.0	88.9	80
Fenland	D	67.24	81.08	88.03	29.6	100.0	67
Forest Heath	D	71.79	76.95	86.42	27.3	72.0	78
Forest of Dean	D	51.72	76.77	86.36	26.9	94.0	67
Fylde	D	41.18	46.37	61.88	38.9	77.7	52
Gedling	D	79.31	83.93	91.45	21.0	90.0	83
Gloucester	D	91.67	90.04	95.74	33.3	100.0	75
Gosport	D	80.00	89.13	94.44	50.0	100.0	87
Gravesham	D	66.67	78.03	88.44	15.0	94.4	81
Great Yarmouth	D	60.71	65.67	84.26	28.6	94.4	77
Guildford	D	72.09	73.07	87.65	31.0	100.0	74
Hambleton	D	63.33	74.16	85.22	41.3	100.0	69
Harborough	D	73.17	71.79	88.30	31.6	83.0	80
Harlow	D	61.54	69.70	85.23	38.5	100.0	65
Harrogate	D	90.48	90.58	93.95	33.3	100.0	63
Hart	D	79.49	61.50	88.16	35.4	100.0	65
Hastings	D	90.63	88.93	94.61	22.2	100.0	80
Havant	D	77.27	77.10	90.18	31.0	94.0	68
Hertsmere	D	66.67	67.15	88.75	48.0	89.0	52
High Peak	D	93.33	88.74	95.92	14.8	100.0	72
Hinckley	D	91.84	89.34	95.40	37.5	100.0	72
Horsham	D	52.48	62.79	80.09	25.0	77.7	58
Huntingdonshire	D	60.00	66.95	88.39	28.1	88.8	65
Hyndburn	D	60.00	74.37	89.04	26.7	88.9	88
Ipswich	D	78.43	90.94	93.49	28.0	94.0	80
Kennet	D	76.74	82.98	91.11	28.8	100.0	81
Kerrier	D	63.41	72.68	91.64	11.8	100.0	72
Kettering	D	75.86	83.19	92.11	39.1	100.0	70
Kings Lynn	D	69.23	80.61	92.24	25.6	100.0	49
Lancaster	D	69.12	76.68	86.79	14.0	83.3	68
Lewes	D	72.73	76.06	90.48	26.2	88.9	83
Lichfield	D	70.97	84.28	93.21	40.6	100.0	71
Lincoln	D	71.43	85.66	92.15	15.0	94.4	74
Macclesfield	D	84.44	93.45	95.76	41.8	100.0	66
Maidstone	D	83.95	89.60	96.23	30.4	94.4	70
Maldon	D	57.14	66.10	79.53	37.9	94.4	74
Malvern Hills	D	61.11	64.86	82.10	42.0	89.0	74
Mansfield	D	88.37	89.33	96.20	28.6	100.0	77
Melton Mowbray	D	71.43	83.89	92.54	46.4	83.3	88
Mendip	D	74.70	70.24	85.18	29.0	94.4	70
Mid Beds	D	35.00	64.90	80.18	26.0	100.0	59
Mid Devon	D	86.21	83.95	95.09	42.8	100.0	76
Mid Suffolk	D	16.22	27.06	47.58	31.5	100.0	46

PLANNING COMMITTEE 14 January 2008

Mid Sussex	D	76.36	68.75	88.03	32.0	94.4	79
Mole Valley	D	93.75	77.88	90.23	26.0	100.0	82
New Forest	D	69.35	65.39	85.37	30.5	94.0	61
Newark and Sherwood	D	75.41	77.91	89.43	32.0	100.0	56
Newcastle Under Lyme	D	53.33	65.28	87.40	40.9	88.9	67
North Cornwall	D	80.77	78.48	92.87	30.0	100.0	82
North Devon	D	70.37	68.74	83.52	39.5	100.0	74
North Dorset	D	80.00	84.60	87.43	29.0	83.0	69
North East Derbyshire	D	87.50	78.27	89.23	30.0	100.0	82
North Hertfordshire	D	72.06	71.01	82.13	23.4	100.0	76
North Kesteven	D	86.15	90.98	97.28	25.0	94.0	72
North Norfolk	D	85.19	73.90	90.71	20.9	83.3	88
North Shropshire	D	69.23	77.32	89.08	25.8	94.4	70
North Warwickshire	D	80.65	89.30	96.68	28.6	88.9	80
North West Leicestershire	D	71.15	71.60	88.02	31.6	77.8	58
North Wiltshire	D	66.67	74.17	89.21	37.3	94.4	69
Northampton	D	66.67	64.98	75.98	21.1	77.8	57
Norwich	D	50.00	74.89	83.76	26.5	88.9	52
Nuneaton and Bedworth	D	70.00	81.18	93.55	32.4	94.4	85
Oadby	D	82.35	76.00	94.95	24.0	77.7	66
Oswestry	D	76.47	77.40	89.14	25.0	83.0	73
Oxford	D	75.00	80.86	83.95	33.0	100.0	68
Pendle	D	86.67	90.46	92.60	34.4	94.4	63
Penwith	D	88.00	65.65	81.12	32.8	94.4	57
Preston	D	65.31	79.76	90.69	56.0	94.4	85
Purbeck	D	69.57	65.35	79.30	16.2	94.4	68
Redditch	D	77.27	75.69	92.46	50.0	94.4	68
Reigate and Banstead	D	55.81	67.83	86.62	37.9	88.8	71
Restormel	D	92.94	68.40	82.95	46.2	100.0	68
Ribble Valley	D	100.00	79.74	89.10	41.0	55.5	81
Richmondshire	D	84.62	92.86	95.39	17.7	100.0	81
Rochford	D	78.13	88.78	98.37	30.6	100.0	79
Rossendale	D	58.33	77.78	90.98	36.4	88.9	64
Rother	D	80.49	79.29	91.07	35.7	100.0	74
Rugby	D	69.44	79.48	86.25	42.9	100.0	62
Runnymede	D	76.47	87.22	95.28	35.0	94.0	73
Rushcliffe	D	84.62	83.49	93.31	30.2	94.4	79
Rushmoor	D	81.82	86.81	97.16	33.0	100.0	83
Ryedale	D	82.35	81.97	90.61	36.7	77.8	72
Salisbury	D	71.83	82.25	89.73	35.0	100.0	70
Scarborough	D	83.87	81.84	91.86	40.4	88.9	77
Sedgefield	D	48.72	72.18	87.43	40.0	83.0	81
Sedgemoor	D	69.35	67.44	86.90	25.0	100.0	74
Selby	D	60.00	66.07	85.37	23.5	77.8	58
Sevenoaks	D	55.17	65.80	81.78	32.3	100.0	59
Shepway	D	67.39	67.92	84.31	31.0	89.0	59
Shrewsbury and Atcham	D	81.40	81.17	86.28	28.0	100.0	84
South Bedfordshire	D	77.36	85.12	91.03	27.5	83.3	79
South Bucks	D	94.23	93.17	96.77	32.2	94.4	67
South Cambridgeshire	D	84.69	69.34	84.41	33.0	90.0	56
South Derbyshire	D	77.19	76.40	87.84	28.0	83.3	82
South Hams	D	73.08	68.62	86.54	34.0	94.0	79
South Holland	D	82.54	89.76	93.51	22.8	78.0	62
South Kesteven	D	37.74	68.16	79.71	22.0	83.3	76

PLANNING COMMITTEE 14 January 2008

South Lakeland	D	26.92	70.66	86.80	20.0	100.0	84
South Norfolk	D	76.79	81.79	92.27	22.1	100.0	75
South Northamptonshire	D	61.11	70.34	86.12	33.8	83.3	63
South Oxfordshire	D	74.07	72.86	86.63	22.0	100.0	75
South Ribble	D	76.47	77.12	91.11	15.4	94.4	93
South Shropshire	D	100.00	89.21	91.46	22.7	94.4	83
South Somerset	D	62.00	67.04	69.13	27.5	100.0	54
South Staffordshire	D	47.62	63.06	74.36	30.0	77.8	68
Spelthorne	D	75.00	72.50	84.92	46.0	94.4	75
St Albans	D	60.00	77.33	93.62	34.6	100.0	65
St Edmundsbury	D	66.67	70.90	85.31	25.0	88.0	84
Stafford	D	36.36	68.30	84.01	28.3	100.0	58
Staffordshire Moorlands	D	80.00	85.35	91.58	26.0	100.0	60
Stevenage	D	76.19	82.35	90.31	11.1	88.9	84
Stratford-on-Avon	D	57.75	71.08	84.38	25.0	88.9	74
Stroud	D	67.65	67.20	86.48	25.0	100.0	83
Suffolk Coastal	D	78.18	78.72	89.13	23.9	95.0	74
Surrey Heath	D	43.18	52.69	76.35	4.0	83.3	50
Swale	D	67.61	74.35	88.11	34.6	94.4	77
Tamworth	D	61.54	68.42	88.79	65.0	83.3	83
Tandridge	D	92.98	81.60	89.18	29.5	94.4	83
Taunton Deane	D	82.05	63.04	74.18	2.9	77.8	66
Teesdale	D	75.00	61.54	77.33	12.5	66.7	71
Teignbridge	D	89.80	76.83	90.38	40.5	100.0	74
Tendring	D	84.31	79.87	89.54	27.9	94.4	53
Test Valley	D	87.23	84.16	92.46	31.3	100.0	70
Tewkesbury	D	72.92	78.50	85.79	27.0	94.4	70
Thanet	D	72.86	80.37	91.42	38.5	#	54
Three Rivers	D	77.42	83.26	93.96	48.5	94.4	71
Tonbridge	D	67.12	70.90	85.67	36.0	100.0	80
Torridge	D	54.35	72.90	82.57	34.3	88.9	62
Tunbridge Wells	D	71.43	80.19	89.24	31.0	100.0	59
Tynedale	D	66.67	80.00	92.44	23.1	72.8	67
Uttlesford	D	76.47	76.32	89.29	44.8	100.0	62
Vale of White Horse	D	80.00	75.06	84.12	25.0	94.4	80
Vale Royal	D	82.76	86.61	93.01	29.3	88.9	75
Wansbeck	D	70.00	82.08	86.75	44.4	77.8	83
Warwick	D	65.85	77.68	86.50	24.0	94.0	80
Watford	D	80.65	85.31	93.96	34.4	100.0	78
Waveney	D	62.50	56.74	81.65	32.5	88.9	66
Waverley	D	76.79	70.16	92.59	37.5	100.0	59
Wealden	D	80.00	82.67	90.89	24.1	88.9	63
Wear Valley	D	82.22	81.25	90.23	50.0	88.9	81
Wellingborough	D	41.18	62.57	84.58	60.0	88.9	83
West Devon	D	68.75	66.36	74.55	31.0	100.0	75
West Dorset	D	91.84	75.17	83.39	28.4	100.0	72
West Lancashire	D	63.64	82.34	92.25	20.6	94.4	74
West Lindsey	D	90.63	74.38	87.11	30.2	94.4	70
West Oxfordshire	D	64.29	65.90	82.51	27.9	94.4	70
West Somerset	D	64.29	63.87	78.66	12.5	88.9	63
West Wiltshire	D	45.83	66.00	80.66	33.0	95.2	69
Weymouth and Portland	D	84.62	85.08	88.55	13.8	94.0	55
Winchester	D	60.78	54.74	75.99	17.2	94.0	69
Woking	D	63.64	78.16	94.22	43.6	100.0	87

PLANNING COMMITTEE 14 January 2008

Worcester	D	77.42	94.69	93.74	38.4	94.0	73
Worthing	D	73.33	91.75	97.67	25.6	89.0	69
Wychavon	D	77.27	81.05	89.38	33.7	100.0	78
Wycombe	D	67.78	69.31	90.71	26.9	94.4	76
Wyre	D	93.75	89.71	94.92	37.0	100.0	79
Wyre Forest	D	88.89	85.58	92.85	36.8	94.4	85
Welwyn	D	54.05	84.16	89.14	20.8	88.8	62
Lewisham	LB	46.34	72.82	80.50	18.8	94.4	74
Corporation of London	LB	75.14	82.15	81.71	0.0	100.0	82
Westminster	LB	82.09	72.40	80.15	27.4	94.0	72
Bexley	LB	81.48	89.67	93.75	31.0	100.0	78
Kensington and Chelsea	LB	82.93	85.20	89.44	29.6	100.0	77
Hounslow	LB	79.71	78.71	87.81	38.7	94.4	55
Hammersmith and Fulham	LB	75.86	89.23	95.16	19.3	100.0	70
Croydon	LB	69.29	83.97	93.35	32.5	94.4	54
Waltham Forest	LB	71.79	76.15	84.02	39.4	94.4	68
Redbridge	LB	77.65	73.84	88.01	39.1	94.4	68
Barnet	LB	88.00	80.89	88.92	39.0	100.0	64
Camden	LB	82.22	84.16	89.40	26.3	100.0	66
Ealing	LB	76.71	77.43	86.81	37.2	77.8	52
Merton	LB	64.00	80.20	92.36	20.0	94.4	69
Richmond	LB	86.96	72.26	86.95	41.0	100.0	51
Tower Hamlets	LB	38.33	80.49	84.18	15.0	100.0	51
Hackney	LB	70.00	83.96	88.92	40.9	100.0	37
Hillingdon	LB	73.15	72.29	87.63	29.7	100.0	50
Sutton	LB	83.82	79.69	90.30	31.3	100.0	64
Bromley	LB	72.48	70.80	88.23	34.9	83.3	72
Barking and Dagenham	LB	84.00	85.10	96.26	40.5	77.8	76
Kingston Upon Thames	LB	100.00	85.61	94.14	38.0	100.0	72
Southwark	LB	41.77	64.99	76.65	35.7	94.4	39
Harrow	LB	62.90	71.41	85.58	41.0	#	55
Lambeth	LB	57.00	73.51	87.67	61.5	100.0	43
Wandsworth	LB	77.27	78.67	89.22	31.4	100.0	83
Haringey	LB	75.00	88.22	91.06	36.7	100.0	60
Brent	LB	69.39	72.36	84.70	32.3	100.0	67
Enfield	LB	82.89	88.28	96.32	37.7	100.0	67
Islington	LB	60.26	68.64	80.09	40.2	100.0	52
Havering	LB	86.84	94.31	97.40	39.7	100.0	67
Greenwich	LB	67.16	88.93	93.75	47.7	88.9	50
Newham	LB	50.00	75.84	87.36	21.2	94.4	55
Wolverhampton	MD	82.22	82.28	90.28	36.1	94.4	67
Doncaster	MD	70.30	70.16	86.11	23.2	88.9	79
Sefton	MD	64.62	82.09	92.70	34.1	100.0	72
Knowsley	MD	76.00	90.24	92.53	50.0	100.0	87
Oldham	MD	78.26	75.48	90.58	27.3	100.0	76
Liverpool	MD	66.67	71.68	82.47	41.9	94.4	69
Rochdale	MD	74.03	73.29	84.17	28.3	100.0	83
Dudley	MD	55.13	75.63	88.98	46.7	100.0	71
Calderdale	MD	60.80	64.50	88.10	15.3	94.4	73
Manchester	MD	60.93	78.95	83.44	41.0	100.0	65
Solihull	MD	87.88	79.78	89.94	36.8	94.4	80
Wigan	MD	74.44	88.41	96.68	26.0	100.0	80
Wirral	MD	62.35	72.29	83.30	42.9	100.0	71
Birmingham	MD	75.75	75.39	83.53	31.0	94.0	63

PLANNING COMMITTEE 14 January 2008

Walsall	MD	71.95	81.60	91.57	31.9	100.0	75
Sandwell	MD	67.03	76.67	87.36	60.0	100.0	84
Salford	MD	65.74	74.34	83.69	34.4	100.0	69
Tameside	MD	71.08	73.74	86.79	31.3	100.0	77
Barnsley	MD	40.16	61.81	79.58	16.0	94.4	80
Wakefield City	MD	64.78	72.52	84.45	28.7	88.9	63
South Tyneside	MD	95.45	79.48	89.31	13.6	100.0	88
Kirklees	MD	63.36	68.35	86.17	32.7	94.4	72
Stockport	MD	66.67	73.23	88.58	35.5	94.4	83
Trafford	MD	75.00	78.96	89.79	39.0	94.0	66
Gateshead	MD	84.09	83.03	92.81	40.4	100.0	71
Bradford	MD	61.72	70.31	84.46	28.1	94.4	58
Rotherham	MD	69.39	75.00	89.99	31.7	94.4	75
Bury	MD	84.09	91.58	97.13	32.4	100.0	79
St Helens	MD	72.73	88.26	93.72	29.0	100.0	82
Coventry	MD	60.00	80.00	87.09	27.0	100.0	64
Leeds	MD	61.01	69.94	83.63	37.4	72.2	59
Bolton	MD	63.44	82.43	94.86	36.0	100.0	73
Sunderland	MD	81.69	85.29	92.40	23.0	100.0	76
Sheffield	MD	67.14	69.83	87.61	31.0	100.0	71
North Tyneside	MD	78.95	72.55	82.67	30.8	100.0	73
Newcastle upon Tyne	MD	89.19	90.30	95.24	31.5	94.0	73
Broads Authority	NP	85.71	65.29	85.89	50.0	94.4	N/A
Dartmoor NPA	NP	77.78	71.55	81.50	55.0	89.0	N/A
Exmoor NPA	NP	100.00	69.23	78.21	33.3	100.0	N/A
Lake District NPA	NP	71.43	81.75	87.70	28.8	94.4	N/A
North York Moors NPA	NP	57.14	70.38	83.16	52.0	94.4	N/A
Northumberland NPA	NP	0.00	77.78	95.00	100.0	77.8	N/A
Peak District NPA	NP	50.00	72.77	84.48	46.2	94.4	N/A
Yorkshire Dales NPA	NP	77.78	78.67	89.14	10.5	83.3	N/A
Isles of Scilly	UA	100.00	76.09	96.00	#	85.7	N/A
Kingston Upon Hull	UA	68.75	66.43	82.23	19.0	89.0	67
Plymouth	UA	78.00	73.45	85.02	24.0	94.4	72
York	UA	86.27	72.74	88.17	27.3	94.0	87
Windsor and Maidenhead	UA	70.80	75.86	88.34	37.0	95.0	72
Thurrock	UA	62.50	74.47	90.41	38.8	61.1	60
Isle of Wight	UA	84.95	94.55	97.74	28.2	100.0	76
Southend	UA	61.82	74.70	83.05	28.2	94.4	63
Torbay	UA	79.59	81.68	92.38	23.8	100.0	76
Reading	UA	66.10	78.82	88.17	33.0	100.0	68
Hartlepool	UA	84.38	75.78	87.67	61.1	100.0	86
Blackpool	UA	80.00	89.41	92.66	36.0	94.4	77
Slough	UA	86.76	91.94	94.69	50.0	55.0	70
Wokingham	UA	72.73	72.59	87.75	32.6	94.4	63
Stockton-on-Tees	UA	75.63	77.84	89.47	39.5	100.0	76
Derby	UA	70.69	68.43	82.76	39.0	100.0	65
Poole	UA	63.30	70.03	85.09	26.0	83.0	56
Leicester	UA	76.79	91.04	93.50	29.3	88.9	68
Rutland	UA	68.75	76.17	88.08	24.2	77.8	72
Redcar and Cleveland	UA	82.14	77.32	87.99	50.0	100.0	80
Brighton	UA	75.56	80.00	89.60	36.7	100.0	52
Herefordshire	UA	76.56	84.24	90.98	22.0	94.0	76
Bristol	UA	64.79	77.76	84.34	25.0	100.0	71
Darlington	UA	55.56	65.98	83.72	36.8	89.0	87

PLANNING COMMITTEE 14 January 2008

North Somerset	UA	65.66	74.93	88.77	20.4	100.0	69
Peterborough	UA	72.22	77.78	90.90	29.3	77.8	62
Medway	UA	67.07	72.66	86.83	35.1	94.4	74
Halton	UA	72.34	82.51	94.62	40.0	94.4	83
Southampton	UA	81.90	74.64	86.02	36.7	100.0	68
North East Lincolnshire	UA	63.41	73.25	82.92	33.3	100.0	61
West Berkshire	UA	85.00	85.29	93.56	31.0	94.0	69
Middlesbrough	UA	92.00	88.81	93.79	55.5	100.0	90
Stoke-on-Trent	UA	85.11	85.00	91.46	38.6	100.0	75
Bournemouth	UA	83.97	88.19	95.52	23.0	100.0	61
Swindon	UA	79.63	82.20	93.48	32.4	100.0	71
Bracknell Forest	UA	76.00	82.59	93.17	36.5	100.0	71
South Gloucestershire	UA	32.97	56.74	78.73	35.3	100.0	70
North Lincolnshire	UA	56.25	75.91	88.41	31.7	83.0	76
Telford and Wrekin	UA	66.07	76.02	87.20	26.0	94.0	69
Warrington	UA	84.93	87.27	96.28	27.6	100.0	79
Portsmouth	UA	45.61	65.19	76.81	34.0	94.4	65
East Riding	UA	65.97	71.13	86.76	24.1	100.0	62
Luton	UA	80.70	78.99	89.54	39.3	94.4	65
Blackburn	UA	71.43	75.73	87.32	41.3	100.0	65
Nottingham	UA	73.53	86.15	88.90	27.3	94.0	77
Milton Keynes	UA	43.94	68.66	81.41	47.2	88.9	80
Bath and North East Somerset	UA	72.88	64.64	77.74	22.9	100.0	51

Polarity		H	H	H	L	H	H
Greater or same performance as CLS		32.00	8.00	28.00	8.00	0.00	34.00
Same performance inc CLS		2.00	1.00	2.00	3.00	149.00	6.00
Ranking against All England	396 authorities	31st-32nd	8th	27th-28th	6th-8th	1st-149th	29th-34th

Greater or same performance as CLS		22.00	6.00	19.00	6.00	0.00	11.00
Same performance inc CLS		2.00	1.00	2.00	3.00	86.00	6.00
Ranking against District Councils	238 authorities	21st-22nd	6th	18th-19th	4th-6th	1st-86th	6th-11th

Greater or same performance as CLS		3.00	0.00	2.00	0.00	0.00	2.00
Same performance		0.00	0.00	0.00	0.00	21.00	0.00
Ranking against Mets	36 authorities	4th	1st	3rd	1st	1st-21st	3rd

Greater or same performance as CLS		2.00	N/A	N/A	N/A	N/A	17.00
Same performance		0.00	N/A	N/A	N/A	N/A	0.00
Ranking against Counties	34 authorities	3rd	N/A	N/A	N/A	N/A	18th

Greater or same performance as CLS		2.00	1.00	3.00	1.00	0.00	0.00
Same performance		0.00	0.00	0.00	0.00	19.00	0.00
Ranking against London Borough	33 authorities	3rd	2nd	4th	2nd	1st	1st

Greater or same performance as CLS		2.00	1.00	4.00	0.00	0.00	4.00
Same performance		0.00	0.00	0.00	0.00	22.00	0.00
Ranking against Unitaries	47 authorities	3rd	2nd	5th	1st	1st	5th

ITEM 4

**Local Development Framework (LDF) Consultation
Generic Development Control Policies - Issues and Options**

Introduction / Purpose of Report

The purpose of this report is to seek the views of Planning Committee Members in relation to a proposed Generic Development Control Policies document that the Council proposes to adopt as part of the Local Development Framework (LDF).

Once adopted The Generic Development Control Policies will be used to determine the vast majority of planning applications in the new LDF which will replace the existing local plan.

Background

Members will be aware that the Authority is presently in the process of preparing a LDF, to replace the presently adopted Local Plan, as part of changes to the planning policy system introduced by the Planning and Compulsory Purchase Act 2004. Members will recall that a presentation to them in relation to the LDF was previously provided by Officers at the Planning Committee meeting of September 2007.

The proposed Generic Development Control Policies will be used to determine the vast majority of planning applications in the new LDF which will replace the existing local plan.

Attached to this report is the issues and options document which the District Council has recently published for public consultation, together with a separate questionnaire relating to the twenty questions contained within the document. This evening is an opportunity for the Planning Committee to consider and discuss these questions, and hopefully to form a collective view on the appropriate answers. Thereafter the comments raised by the Planning Committee will be reported to the relevant Executive and Full Council meetings which are charged with formally considering the LDF policy documents.

Recommendation

It is recommended that Members consider appropriate answers to the twenty questions in the attached questionnaire and consultation document.

Report Summary

Ward: All

Case Officer: John Smerdon, Regeneration & Planning Policy Manager

Contact Details: 0191 387 2148

johnsmerdon@chester-le-street.gov.uk

Generic Development Control Issues and Options - Questionnaire

1	<p><i>Refer to the policy in paragraph 4.3 in the Consultation Document.</i> Are there any types of development which could not be adequately assessed by the above policy, which require a specific policy?</p>	<p>No <input type="checkbox"/></p>
2	<p>Yes <input type="checkbox"/> <i>(Please Specify)</i></p>	
3	<p>What are the main development pressures and issues affecting the District? <i>(Please Specify)</i></p>	
4	<p>Are there any development types and development pressures which are largely unique to the District, County Durham or the North East?</p>	<p>No <input type="checkbox"/></p>
5	<p>Yes <input type="checkbox"/> <i>(Please Specify)</i></p>	
6	<p>What are the particular, positive characteristics of Chester-le-Street District which it is important to safeguard? <i>(Please Specify)</i></p>	
7	<p>Should there be joint working between the existing County Durham Councils to produce one set of generic development control policies for the whole of the County?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
8	<p><i>Refer to examples in paragraphs 6.2 and 6.3 in the Consultation Document</i> Should the policies be worded in general, flexible terms which are open to interpretation (6.2). Or should we seek to impose precise and rigid local standards whenever possible (6.3)?</p>	<p><input type="checkbox"/> Or <input type="checkbox"/></p>
9	<p>Should there be a limit to the proportion of non-retail uses allowed in Front Street of Chester-le-Street?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
10	<p>Should major residential development be required to contribute towards the provision health facility/services improvement to serve the new residents?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
11	<p>Should the Council insist that redundant farm buildings, such as historic stone barns, are only allowed to be converted to uses that benefit the rural economy, including holiday accommodation? Or should conversion to residential use also be allowed?</p>	<p><input type="checkbox"/> Or <input type="checkbox"/></p>

12	Are there any neighbourhoods where housing densities of less than 30 dwellings per hectare (the Government's suggested minimum density) would be appropriate;	<p>No <input type="checkbox"/></p>
13	<ul style="list-style-type: none"> Either on the rural edge of settlements in order to retain their existing semi-rural character and appearance Yes <input type="checkbox"/> (Please Specify) 	
14	<ul style="list-style-type: none"> Or where low density detached dwellings are required to rebalance the local housing market? Yes <input type="checkbox"/> (Please Specify) 	
15	Should the Council have a policy that will permit small-scale, rural, affordable housing schemes outside, but adjoining village development boundaries? Provided that there is proven need for affordable housing in that particular village, and that dwellings will remain affordable in perpetuity?	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
16	Should the parking guidelines in the existing local plan* be used in the LDF or should they be revised?	<p><input type="checkbox"/> Or <input type="checkbox"/></p>
17	Should any new large plastic illuminated fascia signs be prevented from shop fronts in Chester-le-Street town centre conservation area?	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
18	Should the standards for formal play space provision in appendix V of the existing local plan* be used in the LDF or should they be revised?	<p><input type="checkbox"/> Or <input type="checkbox"/></p>
19	Should the design guidance in appendix 1,2, 8 of the existing local plan* be used in the LDF. or should a more comprehensive District design guidance to cover a wider range of developments be produced? either	<p><input type="checkbox"/> Or <input type="checkbox"/></p>
20	<i>Refer to the topics in paragraph 7.2 in the Consultation Document.</i> Should the District Council rely solely on PPG and PPS guidance for any of the above topics? If so, what topics? Yes (Please Specify) <input type="checkbox"/>	<p>No <input type="checkbox"/></p>

- Existing Local Plan can be found at <http://www.chester-le-street.gov.uk/index.cfm?articleid=6375>

Stephen Reed
Development and Building Control Manager
3 January 2008