

REPORT OF THE BUSINESS & PERFORMANCE MANAGER

**SUBJECT:
PLANNING – PRE APPLICATION ENQUIRIES**

Introduction

At the previous meeting Members asked for some more detailed information on handling pre-application enquiries.

Between January and November 2012, over 560 planning applications have been received and 426 registered (a number have been cancelled or withdrawn). During the same period there have been 428 pre-app enquiries.

Using GIS it is possible to identify where a plotted planning application intersects with a plotted pre-app, although the results depend on how accurate the plotting is and the final application may not be similar to the pre-app. The GIS search resulted in 302 unique applications submitted in 2012 which were linked to 364 pre-apps. 15 pre-apps related to sites which already had a planning application. 34 pre-apps had been received after a planning application was cancelled or withdrawn.

Many of the pre-apps were submitted some time ago – some back in 2008, and there are often multiple pre-apps on a single location and occasionally multiple applications from a single pre-app.

Only 98 of the pre-apps in 2012 have resulted in a planning application so far, however 302 of the 426 applications registered this year have a pre-app linked to the location, although some are by different applicants or for completely different proposals.

Unfortunately, the details of the pre-app decision has not always been recorded, but where the information is available

- 98 were resolved historically but no information about the decision,
- 59 required a planning application,
- 3 did not require an application,
- 2 required further information
- 6 recommended approval
- 9 recommended refusal, 3 of which were later approved

Of the 59 requiring a full application

- 32 were approved
- 4 refused
- 12 cancelled or withdrawn and
- 11 are still to be determined

A further 125 had no pre-app decision recorded and of these the planning application decisions are

- 65 have been approved
- 10 refused
- 1 screening opinion not required
- 10 have been withdrawn and 12 cancelled
- 27 are yet to be determined.

Of the pre-apps completed this year – 15% recommend refusal, 21% do not require permission, 48% require an application and 10% require further information.

Over 80% of pre-application enquiries received this year have been completed, 65% within 30 days, with an overall average time of 31 days.

(For further information contact Alan Hare –Business & Performance Manager on ext 4810)