



North Devon Council

Report Date: Monday 25th September 2023.

Topic: Average time taken to issue a decision, for applications determined Q1 2023/2024 April to June.

Report by: Service Manager for Development Management

1. INTRODUCTION

1.1. This is a report to inform Members of the average time to issue a decision, for applications determined in Q1 2023/2024 April to June.

2. RECOMMENDATIONS

2.1. Members note the report.

3. REASONS FOR RECOMMENDATIONS

3.1. To keep Members informed on the average determination times of applications in the Development Management Service.

4. REPORT

4.1. Once the planning application has been validated, the Local Planning Authority should make a decision on the proposal as quickly as possible, and in any event within the statutory time limit unless a longer period is agreed in writing with the applicant.

4.2. The statutory time limits for applications for planning permission are set out in Article 34 of the Town and County Planning (Development Management) (England) Order 2015 (as amended). They are 13 weeks for applications for major development, 10 weeks for applications for technical details consent, and (from 1 August 2021) applications for public service infrastructure development, and 8 weeks for all other types of development (unless an application is subject to an [Environmental Impact Assessment](#), in which case a 16 week limit applies).

4.3. If a valid application is already being considered and it becomes clear that more time than the statutory period is genuinely required, then the Local Planning Authority should ask the applicant to consider an agreed extension of time. Any such agreement must be in writing and set out the timescale within which a decision is expected.

4.4. The timetable set out in the agreed extension of time may be varied by agreement in writing between the applicant and the Local Planning Authority.



4.5. In the majority of cases additional time will provide an opportunity for matters to be resolved positively. In the event an application is unacceptable in principle or cannot be modified to become acceptable it is likely that it will be determined within the statutory time period.

4.6 The average time taken to issue a decision;

Applications determined Q1 2023/2024 April to June is:

Total Applications Received: 404

Major Applications: **Average 49.5 weeks** (8 applications)

Determined within 16 weeks: 2 applications (25%)

Minor Applications: **Average 16.1 weeks** (123 applications)

Determined within 8 weeks: 52 applications (42%)

If you need to compare averages with previous quarters, the figures are as follows:

Q4 2022/2023 January to March

Total Applications Received: **479**

Major Applications: **Average 34.8 weeks** (11 applications)

Minor Applications: **Average 24.2 weeks** (115 applications)

Q3 2022/2023 October to December

Total Applications Received: **401**

Major Applications: **Average 48.3 weeks** (12 applications)

Minor Applications: **Average 16.8 weeks** (124 applications)

Q2 2022/2023 July to September

Total Applications Received: **478**

Major Applications: **Average 45.8 weeks** (8 applications)

Minor Applications: **Average 18.7 weeks** (90 applications)

Q1 2022/2023 April to June

Total Applications Received: **448**

Major Applications: **Average 84.5 weeks** (12 applications)

Minor Applications: **Average 14.8 weeks** (131 applications)

5. RESOURCE IMPLICATIONS

5.1. N/A

6. EQUALITIES ASSESSMENT

6.1. N/A



7. ENVIRONMENTAL ASSESSMENT

7.1. N/A

8. CORPORATE PRIORITIES

8.1. Improving statutory deadlines.

8.2. Improving good development in the Built Environment,

9. CONSTITUTIONAL CONTEXT

9.1 The decision in respect to the recommendation in this report can be made by this Committee pursuant to delegated powers in Part 3 Annex 1 Para 5.

10. STATEMENT OF CONFIDENTIALITY

This report contains no confidential information or exempt information under the provisions of Schedule 12A of 1972 Act.

11. BACKGROUND PAPERS

All relevant records are stored within Mastergov DEF system.

12. STATEMENT OF INTERNAL ADVICE

The author (below) confirms that advice has been taken from all appropriate Councillors and Officers: Tracey Blackmore, Service Manager for Development Management.