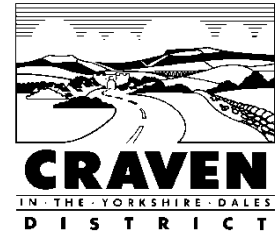


Policy Committee – 11th September 2017

Development Control Staff Resources



Lead Member: Cllr Foster

Report of the Strategic Manager Planning and Regeneration

Ward(s) affected: All areas outside of the Yorkshire Dales National Park

1. Purpose of Report

To request additional resources to implement agreed necessary changes to meet the aims of the Development Control service and our response to the Housing White Paper.

2. Recommendations

It is recommended to:

- 2.1 Confirm the changes to Development Control staffing as in 3.3 and 3.4 from the 1st September 2017.
- 2.2 Agree a supplementary estimate of £31,900 for 2017/18

3. Background

- 3.1 In response the Housing White Paper 'Fixing our Broken Housing Market' and the proposal from government to increase planning fees by 20% to directly improve the planning service a report came to the Policy Committee on the 11th April 2017. At this committee permission was given to increase fees by 20% from the 1st July 2017 and to put in place a new structure that would meet these challenges. Unfortunately the government has not passed the necessary legislation to introduce the fee changes so we have not been able to progress with the changes.
- 3.2 At the core of the Council's response to the challenge set by the Housing White Paper was to accelerate the processing of strategically important sites and to monitor and accelerate the build out of sites with extant planning permission. This report seeks the resources, ahead of any future legislation coming into force, to enable us to accelerate the processing of these significant sites and to provide the cover to handle the volume of applications.
- 3.3 To achieve these aims the following is proposed:
 - Create enhanced account manager roles for the two planning officer to work with key developers or sites from inception and through build out to accelerate the development of high quality schemes.
 - Back-fill the Planning Officer's roles with an additional Assistant Planning Officer
 - To fund the training costs that will support the new roles and the additional Assistant Planning Officer.
- 3.4 In addition the Development Control Team has a senior officer who has been signed off as long term sick and due to the current high volume of applications and in order to progress their case load we need to bring in an experienced temporary agency worker. Because of the

nature of the planning process we require the cover to be for 3 months in order to fully process the new round of applications.

7.0 Implications

7.1 Financial Implications

The estimated costs of the changes are in the table below.

Proposal	Expected annual (full year) additional costs inc. on-costs	Scales
Account Manager Roles	£2,800	SO2
Assistant Planning Officer	£30,000	Scale 4/5/6
Principal Planning Officer (Temp agency)	£15,500*	N/A
Total	£48,300	

The additional staff costs are £32,800 and this increase in budget will be required until the government introduces the 20% fee increase.

The estimated £15,500 for the costs of the temp agency staff member to cover the work of the Principal Planning Officer is for 3 months*.

The cost for 2017/18 will be £31,900

7.2 Legal Implications

There are no legal implications arising from this report.

7.3 Contribution to Corporate Priorities and the Community Strategy –

The proposed changes would contribute to achieving the following corporate priorities:

- Enterprising Craven
- Resilient Communities

7.0 Risk Management

The immediate risk for the Council is that the processing of major sites is not achieved within allowed timeframes so increasing the chance of appeals. The Housing White Paper states that it will introduce Housing Delivery Test and so it is important that we remove unnecessary delays to the delivery of appropriate schemes which the changes to the Development Control Team intend to support.

8. Consultations with Others –

HR

9. Access to Information: Background Documents – None

10. Appendices – None

11. Author of the Report –

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Note: Members are invited to contact the author in advance of the meeting with any detailed queries or questions.