

## Quarterly Performance Report – Planning

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### Introduction

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The report is produced on a quarterly basis and provided to Cabinet members for review and assurance and will be available for Overview and Scrutiny Committees as part of their Forward Work Programmes.

The report consists of an overview of the key messages to highlight across all work streams in Planning, which is followed by highlights from each service area. Parts 2 and 3 of the report include an assessment of performance in the quarter from the following sources:

- Improvement Plan Monitoring
- Strategic Assessment of Risks and Challenges
- Performance Indicators and Outcome Measures
- Improvement Target Action Plan Monitoring
- Key Actions from Service Plan Monitoring
- Internal and external regulatory reports
- Customer satisfaction and feedback
- Awards and accreditations
- Resource Management (HR, ICT, Finance, Assets)

# 1. Foreword

Report highlights for this quarter are the following items: -

<b>Highlights</b>	<p>Quarter 2 has seen the Planning Service undertake a customer satisfaction survey initially focussing on applicants and agents. The generally positive results are outlined in the Development Management section. A further survey will be undertaken in November.</p> <p>The Planning Protocol Working Group and Development Plans Panel have been subject to review through the Constitution Committee. It is likely that, subject to ratification at Council in November, those two bodies will be amalgamated. The Chairman's/Delegated Panel is subject to further review.</p> <p>Member Training has continued through Q2 with day long sessions on the planning application process being well attended and positively received.</p> <p>The Service was successful in bidding for funds from the Welsh Government Planning Improvement Fund to assist in training, production of a Local Development Order; review of Flintshire's Wildlife sites; support the analysis of the Review of old Mineral Permissions and to prepare a Strategic Flood Risk Assessment to inform the LDP.</p> <p>The Service is actively engaged in the preparation of a Welsh Planning Bill which will be preceded by a Planning White Paper in 2013.</p> <p>It has been a difficult period with respect to recent appeal decisions with more detail of these cases being provided in Section 3.1. All appeal decisions are reported to Planning and Development Control Committee and reviewed at Planning Protocol Working Group. A review of all outstanding planning applications and enforcement cases will be undertaken within Q3 to identify consistent themes for the non-achievement of targets and identify corrective actions.</p> <p>Following on-going problems with the audio system and heating/ventilation, the Planning and Development Control Committee has moved to the refurbished Council Chamber</p>
<b>Planning Strategy</b>	<p>The adopted Unitary Development Plan is now in use as the sole policy basis for recommendations made to the Planning Committee. Final printed copies of the plan are now available following the resolution of difficulties experienced with the external printers, and will be distributed to Members, Town and Community Councils and other stakeholders in the very near future. An interactive version will also be available for use via the Council's website.</p> <p>A development brief for the UDP housing allocation at Sychdyn has been prepared and consulted on, and was presented to the Council for approval as Supplementary Planning Guidance (SPG) in September. An SPG dealing with the approach to seeking developer contributions to address</p>

school capacity has also been approved by the Council. Further guidance notes will be brought forward for consultation and subsequent approval as SPG in the near future, with the first batch of these comprising Landscaping, Conversion of Rural Buildings, Listed Buildings, Conservation Areas, Parking Standards, Access for All, Sustainable Drainage Systems, Renewable Energy, and Environmental Impact Assessment.

Following receipt of the formal Order from Welsh Government in July to allow the Council to commence with work on its Local Development Plan (LDP), an outline programme for plan preparation was presented to Cabinet in September. Work is now underway to prepare a draft detailed delivery agreement and Community Engagement Strategy which will need to be agreed by Members prior to it being consulted on and sent to the Welsh Government for their views. Once finalised, this becomes a binding timetable to guide the preparation of the Plan, which will be carefully monitored by the Welsh Government.

The Planning Strategy Manager was the Council's main witness at a Public Inquiry in July and August relating to a proposed site for Gypsies & Travellers at Magazine Lane, Ewloe. Whilst the Inspector dismissed the appeal, it was solely on the grounds that the noise impact of the nearby A55 on the living conditions of the potential occupants had not been sufficiently assessed. It is likely therefore that the applicants will resubmit their application complete with a noise impact assessment, and steps have already been taken by officers to carry out our own noise monitoring via environmental health colleagues. Work is also being progressed to investigate the extension of the Council's site at Riverside, and as part of developing the evidence base for the LDP, the Council will need to carry out an assessment of likely potential future sites for Gypsies & Travellers, which could firstly focus on the assessment of all Council owned land.

A written procedure for the designation of Buildings of Local Interest has been drawn up for agreement by the Council in Q3. Whilst not up to Listing standards, there are nevertheless a significant number of locally important buildings which this procedure allows for the protection of as important parts of the local scene. This will form part of a wider Built Conservation Strategy which is being developed that will set out the key issues and priorities for action in relation to the County's built heritage and the action necessary to ensure its long term preservation. This is likely to come before the Cabinet for approval in Q4.

Both policy and conservation and design officers are playing important roles in the implementation of the Buckley and Flint Master Plans at present, as well as being directly involved in designing improvements to the look and function of the public realm in Holywell High street. The Design Commission for Wales has also recently reviewed a number of key development schemes in Flintshire including the design for the new Buckley Health Centre, and the Master Plan for the Northern Gateway site.

In relation to the work being done on the Townscape Heritage Initiative Schemes in Holywell and Flint, the longer running of the two schemes in

	<p>Holywell is due for completion by February 2013. In Flint, the first of the agreed grant schemes are now nearing completion involving four properties at Trelawny Square, with work about to start on the repair and renovation of 3 properties on Church Street (including the Listed Old Courthouse) and one on Feather Street. The THI officer is also working with Planning Enforcement colleagues in taking appropriate action in relation to the unauthorised installation of roller shutters on several shop fronts in the Flint THI High Street area.</p>
<p><b>Development Management</b></p>	<p>The number of planning applications received within Quarter 2 (<b>229</b>) is down significantly on Q1 (<b>270</b>) and also in relation to the corresponding Q2 in 2011/12 (<b>286</b>), which perhaps gives a better indication of the state of the economy in view of the general pattern of the submission of certain types of applications at certain times of the year. (There are traditionally more householder applications within the first quarter, particularly where extensions are sought as an alternative to moving to a larger property).</p> <p>The number of planning applications determined during the quarter (<b>231</b>) is consistent with the number received and whereas there are no new large residential developments some of the committed sites (e.g. Croes Atti) have involved applications to keep the permission alive reflecting a genuine desire on the part of the developer to commence building during the year. Meetings have also been held regarding the residential element of the Northern Gateway site (amounting to some 1200 dwellings), with an application being prepared for the southern part, following the outline application on the northern part which was taken to Committee in April.</p> <p>During Quarter 2 we sought some feedback on the service through a 'Customer Satisfaction and Equality' questionnaire which was sent out with each planning decision notice in June. Of the 105 forms in total, 19 went to applicants and 86 to agents. 21 were returned, which is probably better than average for a survey of this type, where people are more likely to respond if they have particular issue to air. However, in response to a particular question, 76% of respondents were either 'satisfied' or 'very satisfied' with the service received (14% being 'fairly satisfied' or 'very dissatisfied'). The main issues raised by respondents concern the lack of information given to them in relation to the progress of the application, which is something that is being addressed with officers as part of the 'case management' procedures set out in the DC Manual. A further survey will be undertaken in November 2012 and the results of the June survey will be reported to the next meeting of the Planning Protocol Working Group, or its successor.</p> <p>Discussions are continuing with Welsh Government over the collection of the additional performance indicators, which is being trialled through the Ffynnon system. These include recording the number of permissions granted subject to s.106 Obligations, those within Flood Risk Areas, the number of 'rural enterprise' dwellings, number of retrospective applications, etc. At the moment this additional information has to be collated manually but we are discussing adaptations to facilitate this with our electronic recording systems provider, 'Flare/Civica' and Flintshire's ICT team.</p>
<p><b>Countryside</b></p>	<p>Green-space strategy – Following the visioning exercise held in June a</p>

draft strategy has been developed and will go out to further consultation in October.

The tree team was successful with their application to WG and have secured £35K towards tree planting to improve visual and environmental quality in Flint and Wepre Park.

Following a successful planning improvement grant of £10K towards surveying of wildlife sites, the North Wales Environmental Information Service (COFNOD) has been engaged to carry out boundary analysis and mapping to 150 sites.

National Environment Research Council (NERC) training was planned and a session for Highways staff was held on the 4th October: The training was provided by the County Ecologist and Biodiversity Officer and encompassed protected sites and species, the value of biodiversity and importance of the roadside verges. Priorities for winter 2012/13 were agreed with highways staff. Biodiversity Action Reporting System (BARS) training is planned for Dec/January for FCC staff, following completion of data migration from the old BARS system to the new BARS database.

The autumn biodiversity network meeting in Flintshire was held with a presentation from the Wales lead on urban ecosystems. A new biodiversity network logo/banner and display was produced which developed a clear identity for the North East Wales Biodiversity Network also with new electronic newsletter.

Discussions have been on-going to develop a Flintshire Coast Park strategy which will take forward the Green Infrastructure action plans and other coastal initiatives.

The Q2 claim for the final 'Year 6' of All Wales Coastal Improvement Programme was made. Work is still underway by CCW to look at options for path management and maintenance post 2012, NE&C has fed into that process to ensure Flintshire needs are considered.

The Wepre Park HLF Phase 2 application was submitted at the end of August. The application is being assessed and the decision is due in December

Halkyn - The limekiln consolidation and interpretation project is ongoing and the conservation architect is preparing the tender for the lead contractor. The CADW application was unsuccessful, but officers are looking into other sources of funding from HLF and the Quarries.

The Big Dee Day ran for its 5<sup>th</sup> year, with a breakfast launch at Chester Racecourse organised by Cheshire West and Chester. This year saw over 70 groups taking part and the event widening out to the upper reaches of the River Dee in Corwen and also looking not only about marine litter but invasive species.

Key figures:

	<p>£19,240 externally invoiced, £27,000 -Coastal claim.        821 volunteer hours managed        1 School groups with 65 children and 293 people on our countryside events programme.</p>
<p><b>Minerals and Waste Shared Service for North Wales</b></p>	<p>The Minerals and Waste Planning Service for North Wales commenced with Flintshire as the lead authority on 1st April 2011 and has now been operational for 18 months.</p> <p>The Service has been active in every partner authority area, including Powys and Snowdonia National Park. Operational activity within the minerals aggregates sector remains depressed. However, reviews, changes in legislation, the introduction of legislation derived from the Mining Waste Directive, quarry closures and reactivation of quarries to replace closed units, and site restoration continues to generate planning work. Interest in specialist rock types is bucking the trend, and planning applications have been submitted for extensions to slate quarries in Gwynedd, and a Scoping Opinion has been issued for a gritstone quarry in Powys.</p> <p>Periodic and stalled mineral reviews continue to be progressed, and Environmental Impact Assessments for those quarries which are likely to continue working are being prepared or are under consideration. A programme for Prohibition and Suspension Orders will be rolled out this financial year to eliminate those sites where the resumption of working is considered unlikely. A number of such sites which have ceased to be operational have, or are, seeking alternative development proposals, such as housing, or landfill.</p> <p>There has been an increase in planning activity as a result of national legislative changes in the Environmental Permitting regime administered by the Environment Agency Wales. A number of waste management operations which previously benefited from “exemptions” to permitting now have to apply for a formal permit, and in many instances these lack planning permission. In some cases, applications are being submitted to retrospectively apply for planning permission or obtain Certificates of Lawful use to “regularise” the activity, and in other instances Environment Agency Wales prosecutions and planning enforcement proceedings are being commenced. This is likely to continue during the transitional period as unauthorised activity comes to light. Of particular note, an unauthorised waste recycling operation in Snowdonia National Park has just been refused planning permission, leading the way for enforcement proceedings.</p> <p>The removal of “exemptions” described above will reduce the availability of sites for the disposal of waste in golf courses, landscaping, land reclamation and agricultural improvement schemes, and closes the landfill tax exemption “loophole”. This has resulted in renewed interest in backfilling old quarries, including three sites in Flintshire, Wrexham and Denbighshire.</p> <p>Interest in skip hire and materials recycling remains strong, and there are</p>

also signs that major investment in larger waste processing and treatment will take place this financial year.

Emphasis is being placed on the restoration and aftercare of former quarry and landfill sites, and biodiversity, geodiversity and recreational objectives are promoted where possible.

The Service has secured a 4 year contract for the North Wales Regional Aggregates Working Party from the Welsh Government, and there is the possibility of reviewing the Regional Waste Plan, and has just published the 2010 annual monitoring report on aggregate sales. The Service has worked closely with the Welsh Government in relation to issues arising from the recently published Capacity, Infrastructure and Markets Sector Plan, and consequential Planning Policy changes that may arise, particularly in relation to the Regional Waste Plan, which is part of the Welsh Government's Zero Waste Strategy, and continues to have direct dialogue to achieve the best policy outcome.

The Service is carrying out chargeable monitoring and reporting visits across North Wales and Flintshire, and is also carrying out other non-chargeable activities such as blast monitoring. These exercises will help raise compliance standards at operational quarry and landfill sites, and provide constructive dialogue to remedy any breaches of planning control that may be evident. A performance standard to be developed is to ensure that each site is monitored at least once in a given financial year.

The Service has also continued to provide support to Conwy, Denbighshire and Wrexham Planning Policy in preparation for their respective Local Development Plans.

The service also assists with queries and advice relating to the Aggregates Sustainability Levy Fund (which is derived from a tax on aggregate production), and a number of community-led projects across North Wales, and in particular, Flintshire, have been successful in securing funding as a result of sound advice provided by the Shared Service Team. Projects have included a BMX track and Community Hall at Treuddyn, to funding for rangers and the future preservation of Limekilns on Halkyn and Brynford Commons.

## 2. Performance Summary

### 2.1 Improvement Plan Monitoring





#### KEYS

**Progress RAG** – Complete the RAG status using the following key: -

<b>R</b>	<b>Limited Progress</b> - delay in scheduled activity; not on track
<b>A</b>	<b>Satisfactory Progress</b> - some delay in scheduled activity, but broadly on track
<b>G</b>	<b>Good Progress</b> - activities completed on schedule, on track

**Outcome RAG** – Complete the RAG status using the following key: -

<b>R</b>	<b>Low</b> - lower level of confidence in the achievement of outcome(s)
<b>A</b>	<b>Medium</b> - uncertain level of confidence in the achievement of the outcome(s)
<b>G</b>	<b>High</b> - full confidence in the achievement of the outcome(s)

Council Priority	Target Date	Progress RAG	Outcome RAG	Commentary
<b>6. To protect and grow the local and regional economy, to be a prosperous County and to provide help and support for those vulnerable to poverty</b>				
6.1 Adoption of UDP	9.11			Section 3.1
<b>8. To meet housing need in the County and to work with partners to ensure a sufficient supply of quality and affordable homes and housing services in the social , mixed tenure and private sector housing markets</b>				
8.6 Implement Section 106 funding policy	On-going			Section 3.1







### 2.2 Strategic Assessment of Risks and Challenges (SARC)

The table below summarises the position of SARCS at the end of the reporting period.

Commentary is included in section 3 for those SARCS: -

- that are showing a Red RAG status
- where the RAG status has changed since the last reporting period
- where the Green Predictive Date has changed since the last reporting period
- where there has been considerable change or additions of secondary risks and activity









SARC	Previous RAG Status	Current RAG Status	Green Predictive
CL08 Climate Change and Flood Risk Management			TBC
CD03 Transition from UDP to LDP Please see 3.for further detail regarding the change in RAG status			Sept 2017
CD04 Planning Protocol			March 2012

### 2.3.1 Performance Indicators and Outcome Measures

The status of the indicators are summarised for this quarter below:

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Indicator	Annual Target	Previous Quarter Outturn	Current Quarter Target	Current Quarter Outturn	RAG	Change e.g. Improved / Downturn ed
<b>PLA/003</b> No. of Planning Appeals determined during quarter which uphold the Authority's decision	66%	60%	66%	20%		Downturn
* <b>PLA/004a</b> % Major applications determined within 13 weeks	39%	50%	39%	33.33%		Downturn
* <b>PLA/004b</b> % Minor applications determined within 8 weeks	65%	50%	65%	48.08 %		Downturn
<b>PLA/004c</b> % Householder applications determined within 8 weeks	90%	74.8%	90%	65.17%		Downturn
<b>PLA/004d</b> % Other applications determined within 8 weeks	80%	44.44%	80%	63.64%		Improved

* <b>PLA/005</b> % Enforcement cases resolved within 12 weeks	73%	62.59%	73%	<b>63.93%</b>		Improved
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\* *Improvement Target*

### 2.3.2 Improvement Target Action Plan Monitoring

Key - ✓ on track, ✗ behind schedule, C completed

Ref	Action	Progress
PLA/004a	Review of S106 procedures – partly completed	✓
	Outstanding S106 requests subject of review with Legal	✓
PLA/004b	Performance monitoring on a ‘case by case’ basis	✓
	Review delegated scheme/ S106 procedures – partly completed	✓
PLA/005	LEAN review of Enforcement procedures completed	<b>C</b>
	Implement recommendations of LEAN review – partly completed	✓

### 2.4 Key Actions from Service Plan Monitoring

The following table shows the progress made against key areas of improvement/actions in the Planning service plan. A ✗ indicates those areas which have incurred slippage or have been subject to a revised timetable and references the page number where commentary can be found to further explain the slippage/revised timescales: -

Key - ✓ on track, ✗ behind schedule, C completed

Improvement Area	Progress	Commentary
Implementation of Development Management Manual	✓	Ongoing. As discussed elsewhere the Manual is a ‘live’ document, continually adapted to meet legislative and other changes
Review of Enforcement Policy and Procedures	✓	Ongoing – Initial Draft produced
Review of compliance with adopted procedures	✓	Ongoing monitoring
Make decisions in the Public Interest	✓	All appeals decisions are reviewed at Planning Protocol Working Group

## 2.5 Internal & External Regulatory Reports

The following internal or external audit/regulatory work has been completed during the quarter and the outcome of the work can be summarised as follows. Negative outcomes are discussed in more detail in section 3 and page numbers are referenced in the table below.

Undertaken By	Title & Date Report Received	Overall Report Status
Internal Audit	CD0200P1 – Performance Indicators	✓

## 3. Exception Reporting

### 3.1 Improvement Plan Monitoring

6.1 – Adoption of UDP – Adopted at Council in September 2011. Commencement Order on Local Development Plan granted by Council in March 2012 and formal Order received from Welsh Government in June 2012.

8.6 – Implement Section 106 funding policy – Work in association with other North Wales authorities on S106 work and Community Infrastructure Levy (CIL) has resulted in finalised reports which identified best practice for both methods of securing community benefits. Local Planning Guidance Note on educational contributions now adopted by Flintshire County Council. Work has begun to secure a jointly funded shared CIL officer for the North Wales Planning Authorities

### 3.2 SARC Monitoring

#### CD03 – Transition from UDP to LDP

The Green Predictive date has changed from the previously reported December 2011 to September 2017 as we are now clearer (following adoption of the UDP) when work on the LDP can be completed by. The September 2017 date will be referred to in our LDP Delivery Agreement with Welsh Government which is due to be in place by the end of 2012. It is proposed to delete this SARC and for consideration to be given as to a new SARC for the LDP process.

#### 3.3.1 Improvement Targets

The Planning Service has three **Improvement Targets** for 2012/13 : PLA/004a (Major applications determined within 13 weeks); PLA/004b (Minor Applications determined within 8 weeks) and PLA/005 (Enforcement cases resolved within 12 weeks). Each of these are addressed below :

PLA/004a – The Q2 outturn (**33.33%**) falls below target but it has been acknowledged that this is the category of application which involves most input from officers, through negotiation often resulting in amended plans , all to improve the quality of what are often prestigious developments. It is for this reason that the service is currently structured with a team of Senior Planners to deal with this aspect of the work, each of whom carries a significantly lower caseload than the Planners who deal with the bulk of the more straightforward applications. When these major applications are ready for determination

there is often the need to enter into Section 106 Obligations, which delay the issuing of the decision. All outstanding Section 106 requests are the subject of review with colleagues in Legal and Democratic services and where there is now little chance that the Agreement will be signed these are being returned to Planning and Development Control committee for refusal.

The low target (37%) acknowledges the complexity of this category of applications but the relatively low numerator/denominator (4/12) raises the significance of each individual decision. We are investigating the possibility of streamlining the Section 106 procedures and regular meetings have been set up between the Principal Solicitor and the Development Manager to review and monitor progress on applications which have been approved subject to S 106. This in itself is unlikely to have a significant impact on performance in this category and the approach adopted by some Authorities of 'negotiation by refusal' (i.e. issuing a refusal within the 13 weeks regardless of the stage of any negotiations) is unlikely to be favoured by Members or by the developers, who will often prefer a positive decision, whatever the timeframe, provided that they are kept informed of progress leading up to it.

PLA/004b – The Q2 outturn (**48.08%**) is down on Q1 (50). This falls well short of the revised target of 65%. Apart from the increased emphasis on negotiating quality (mentioned above in the context of the major applications) which is difficult to quantify, there are a number of reasons why decisions on the minor applications go beyond the 8 weeks. These include the number of applications needing to be reported to the Committee meetings for reasons which include the need for Section 106 Agreements, particularly to cover affordability of housing (under Policies HSG 3 and HSG 5) and commuted sums. In the longer term, the introduction of a more robust system of pre-application advice (with charges) will allow any planning issues to be dealt with prior to the submission of applications and streamlining the procedures involved with legal agreements will reduce the delays currently involved with these.

This clearly remains an Improvement target and performance will continue to be monitored, on a case by case basis where necessary, to ensure that negotiations on development proposals are carried out in accordance with procedures set out in the DC Manual. From November, 2012 regular reports will be presented to the Cabinet Member for Environment which will indicate the number of applications in the system (across all categories) which have exceeded the statutory time period for determination. Officers will indicate the reason for the delay and this will build upon the 'case by case' monitoring currently undertaken and referred to above. This will identify those applications where the decision can be taken earlier, for example, in challenging with local members the need for committee determination of applications, where appropriate. However, we must not lose sight of the role of negotiation in improving the quality of development, even if this means that certain decisions go beyond the 8 weeks and the reports for the Cabinet member will identify such cases so that, if necessary, a decision can be taken over the merits of this conciliatory approach.

PLA/005 – Q2 outturn (**63.93%**) is an improvement on Q1 (62.59%) but falls below target (73%). The target in this category was revised to reflect the significant improvements which had been achieved in clearing the backlog of cases to allow officers to manage their caseload more effectively. These improvements resulted in a performance return of 77.61% in Q4, 2012 but this has slipped in the last two quarters, partly as a result of some complex cases coming to a conclusion and court appearances in relation to some of these which has involved significant officer time.

### **Of the remaining indicators (other than Improvement Targets):**

PLA/003 – The Q2 outturn (20%) representing 4 appeals allowed and 1 dismissed within the quarter, falls far below the revised target (66%), which represents the national average. Clearly the low denominator has a significant influence on the results but also allows each decision to be detailed :

- 48550 – Residential development at Maude Street, Connah's Quay – DISMISSED
- 38189 – Residential development at Broughton Park (non-determination) – ALLOWED
- 48032 – Residential development at Overlea Drive, Hawarden – ALLOWED
- 49192 – Variation of condition at Caerwys Hill caravan park - ALLOWED
- 49337 - Storage at Min-y-Don, Llannerch y Mor – ALLOWED

PLA/004c –The Q2 outturn (**65.17%**) falls well below the target (88%) and is significantly below the Q1 (74.8%) figure. Considering that 89 applications fall within this category, this poor return has an impact on the overall performance figure. It is difficult to account for without reporting on each decision but main factors seem to be the holiday period (and perhaps a failure to provide adequate cover in the absence of certain key officers) and the absence of a Chairman Delegations meeting between end of July – end of August. Again, the regular reporting on case by case basis will serve to highlight these in the future, as will a more robust case management procedure through the DC manual.

PLA/004d – The Q2 outturn (**63.64%**) improves upon Q1 (44.44%) but falls short of the target (80%). This category includes a range of application types from complex Minerals and Waste applications to straightforward Advertisements and the return within any particular period can be unduly influenced by this factor. The target of 80% can only realistically be achieved where the bulk of the applications lie within the latter category, but in view of the relatively low denominator (11 applications), this remains something of a lottery.

### **3.3.2 Improvement Target Action Plan Monitoring**

Implement recommendations of LEAN review in line with the Service Review implementation.

### **3.3 Key Actions from Service Plan Monitoring**

The robustness of the Enforcement procedures have been tested through the LEAN report (referred to in section 2.3.2) and compliance with them through the Audit report (referred to in section 2.5). It will be noted, however, that performance against the Improvement Target (PLA/005 – cases closed within 12 weeks) has slipped within the last two quarters and the Enforcement Policy/Procedure is currently being reviewed with an initial draft of an amended version having been produced.

The DC Manual (now Development Management Manual) is subject to continual review to reflect evolving procedure and changes emanating from Government policy and/or new legislation.