

Gwynedd Council Local Planning Authority (LPA)

PLANNING ANNUAL PERFORMANCE REPORT (APR) 2018-19

PREFACE

It is my pleasure to introduce the Annual Performance Report for Gwynedd Council's Planning Service. Good planning is at the heart of what we are about as a Council, making good, safe places for our residents to live, work and enjoy their leisure time in. The Planning Service can help in delivering these aims whilst generating growth in the economy and protecting our natural habitats, our communities and culture. Following the introduction of the first ever Planning Act for Wales in 2015 and the various changes that have followed as part of its implementation, this Council has embraced the move towards positive planning to help contribute towards the social, economic and environmental needs of Gwynedd residents.

Councillor Gareth Wyn Griffith, Cabinet Member for Environment

CONTEXT

Overview

1. The Gwynedd Local Planning Authority area is a large rural area located in the North Western corner of Wales. It is approximately 1,699 square kilometres in size in geographical terms. The area shares a coastal boundary across the Menai Straits with the Isle of Anglesey County Council. There is a strong cross-boundary relationship with Anglesey in terms of function, economy and infrastructure as well as policy (see below). Gwynedd Council shares a terrestrial boundary with Conwy County Borough Council, Snowdonia National Park Authority, Denbighshire County Council, Powys County Council and Ceredigion County Council. It is estimated that 100,516 people lived in the Gwynedd Local Planning Authority area in 2011. An estimated 42,478 households were recorded in the area. 65% of Gwynedd's (as the County) residents speak Welsh and it is also the Council's internal administrative language. The Council delivers all its services bilingually. Key statistics about the population and households of Gwynedd can be found at: <https://www.gwynedd.gov.uk/en/Council/Key-statistics-and-data/The-Census/2011-Census-Key-Statistics.aspx>
2. Adjoining the Snowdonia National Park, the Gwynedd Local Planning Authority area includes high value landscape and biodiversity assets that have been acknowledged and designated locally, nationally and internationally. For example, a large part of the Llŷn Peninsula was designated as an Area of Outstanding Natural Beauty in 1956, one of five in Wales. Human influence on the landscape can be traced back to prehistoric times and this can be seen in the large number of conspicuous features that have been designated because of their special value, e.g. World Heritage Site, Listed Buildings, Registered Ancient Monuments, Historic Parks, and Conservation Areas. On behalf of a number of partners, including the Welsh Government, National Museum of Wales and the National Trust, Gwynedd Council is leading a bid to gain

World Heritage Site status to distinctive examples of slate areas located within the County. As a consequence of all these acknowledged resources, the area attracts a large number of tourists / visitors which arrive by means of the highways, railways, the port of Holyhead in Anglesey and various marinas. In 2018, approximately 7.37 million visitors came to Gwynedd, creating £1.12 billion in revenue.

3. Agriculture is the main land use with villages and small towns found inland and most of the larger towns are along the coast. Generally, the largest employers and the largest range of services, transport and telecommunications are located within these larger towns. Bangor, which is recognised as a sub-regional centre, is home to Bangor University and Ysbyty Gwynedd, which are important components of Gwynedd's international migration profile. However, these more urban communities very often display complete contrasts, with very deprived areas located in close proximity to the most prosperous communities.
4. Outside the more developed coastal areas, the area is mainly rural with several remote areas, especially in Meirionnydd and Llŷn. The issues that need to be addressed in these areas are very different, with the striking and special natural environment concealing the deprivation and low wages and negative impact of their peripheral locations. In 2018, the median household income in Gwynedd (£26,452) was 1.8% below the figure for Wales (£26,931) and 15.8% lower than the figure for Britain (£31,446). In 2018, the median price for a house sold in Gwynedd was £149,000 which is an increase of 13.6% compared with 2011.
5. Analysis of the most recent Welsh Government trend based population and household projections (2014 base), suggests that the population in the Gwynedd (the County), could increase by 4,818 (4%) over the remainder Joint Local Development Plan period (2011 – 2026), with a 6% (3,480) increase in households over the same period.
6. Its peripheral location means that the area is still experiencing the impact of the global recession with a resultant low demand for all types of properties and land. Many working age households move out of the area to look for work. However, there is a case for optimism linked to the major infrastructure projects being promoted in Anglesey and the Snowdonia Enterprise Zone and the North Wales Growth Deal.
7. Horizon have submitted a Development Consent Orders for the development of a new nuclear power station) (Wylfa Newydd). The final decision relating to the DCO will be made by the Secretary of State for the Ministry of Housing, Communities and Local Government and is due to be made before the end of October 2019. At the beginning of 2019, Hitachi announced its intention to delay the proposal. However, Horizon confirmed its intention to continue with the DCO, which would provide the best opportunity of recommencing the project in a timely manner. Despite the delay associated with the development of Wylfa Newydd, the site remains as one of the main sites to build a new nuclear power station in the UK.
8. In late 2017, a partnership that included the six North Wales councils, business partners, colleges and universities, formally launched the *North Wales Growth Deal*. The proposals would enable investment of £1.3billion in the North Wales economy from a growth deal investment of £328m capital and £55.4m revenue (totalling £383.4m). Over 5,000 jobs could be created, as well as new businesses and housing (including affordable housing). The growth deal is aimed at

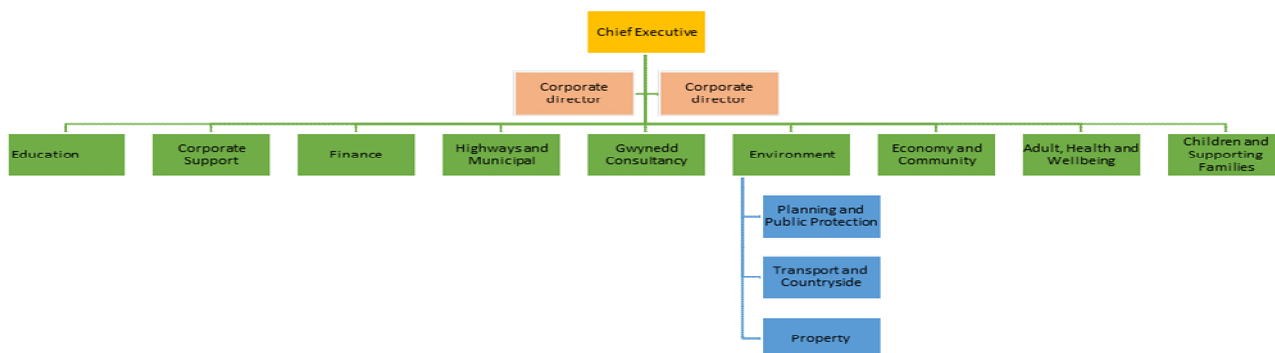
improving what the region has to offer in a number of areas, including land and property, energy, skills, transport and adventure tourism as well as digital connectivity and technology.

9. The Anglesey and Gwynedd Joint Local Service Board undertook a Well-being Assessment for Gwynedd (and Anglesey) during 2017, to inform the Well-being Plan for the County. The Well-being Plan was published during 2018, which identified nine objectives as seen in the link: <https://www.llesiantgwyneddmon.org/Uploads/Pages/Documents/3-5-3-94-1-Gwynedd-and-Anglesey-Well-being-plan.pdf>. Gwynedd Council's vision, as set out in its current Strategic Plan (2018 – 2023), is to ensure that it continues to meet the needs of the people of Gwynedd despite the fact that the Council's resources are becoming scarcer. The emphasis will be on improving the Council's ability to ensure the best for the people of Gwynedd and it will be able to do that by transforming services, to become services that the Council can maintain for the future. The strategy is supported by an Improvement Plan and Departmental Plans, which set out how the objectives will be achieved. Both documents can be read on the Council's website <https://www.gwynedd.llyw.cymru/en/Council/Strategies-and-policies/Corporate-plans-and-strategies/Gwynedd-Council-Plan-2018-23.aspx>
10. The Anglesey and Gwynedd Joint Local Development Plan (Joint LDP) (2011 – 2026), adopted in July 2017, is the current 'development plan' for Gwynedd (excluding the area covered by Snowdonia National Park). It replaced the Gwynedd UDP. The Joint LDP forms the basis for decisions on planning applications. A revised series of SPGs are being prepared. Three have been adopted so far including, Housing Mix, Open Spaces in New residential Developments and Local Market Housing. Four further SPGs are expected to be adopted during the next financial year having been subject to public consultation. In the intervening period, the Council has agreed that relevant sections of existing SPGs, which were adopted to support the former UDP, will continue to be applied, where appropriate, as material planning consideration.
11. The Joint LDP has a critical role in supporting and delivering the priorities that have spatial requirements in both the Well-being Plan and the Council's Strategic Plan. The Joint LDP's Strategy is to strengthen communities, building on a number of elements and cross cutting themes including: - sustainable communities, economic growth and regeneration, quality housing, natural and built environment, Welsh language and culture, climate change and sustainable development, creating quality places www.gwynedd.gov.uk/ldp

PLANNING SERVICE

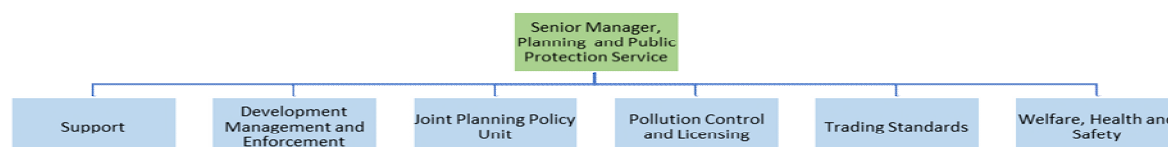
Organisational Structure

12. All of the Council's planning functions sit within the Planning and Public Protection Service, which is within the Environment Department (formerly the Regulatory Department). The Head of the Environment Department reports directly to the Chief Executive. The Council's corporate structure is shown below:



13. The Planning and Public Protection Service (formerly Planning, Environment and Public Protection) was formed following a restructure of the Services within the Department in order to ensure more balance across the Services in terms of functions. There are now 3 Units that are specific to planning which include the Development Management and Enforcement Unit (this Unit includes 2 Team Leaders, 7 Officers working mainly in Development Management, 2 in Enforcement, 1 in Conservation and 1 in Minerals and Waste). There is also a Support Unit for the Service providing support mainly to Development Management, Enforcement and Public Protection – which in terms of planning related support, includes Unit Manager (who also supports Public Protection) and 5 support staff (with the Support Manager included). The Gwynedd and Anglesey Joint Planning Policy Unit (which included 12 planning staff) has been cut down to 8 since the end of 2017-18, following budget cuts.
14. The Gwynedd and Anglesey Joint Planning Policy Unit (JPPU) was initially established through a Shared Service Agreement in 2011. Following a high level review of the JPPU during 2016, Gwynedd Council and the Isle of Anglesey County Council agreed in March 2017 that the JPPU should continue for a further 5 years. The JPPU is funded 50/50 by Gwynedd and Anglesey Councils. A Joint Planning Policy Committee, consisting of 7 Members from each Authority, was retained and its functions will include advising each Council on the Annual Monitoring Report (required from October 2019 onwards), making cross boundary decisions on matters relating to relevant Supplementary Planning Guidance, and the Plan's revision in due course. The JPPU provides a complete planning policy service to both Authorities and is administered by Gwynedd Council.
15. Gwynedd Council also has a Shared Service Agreement with the other Authorities in the North Wales Region, for the provision of a shared Minerals and Waste Planning Service. The North Wales Minerals and Waste Planning Service was established in April 2011, with Flintshire County Council as the Lead Authority. Gwynedd's contribution to the North Wales Service is the secondment of a Senior Planning Officer (Minerals and Waste).

16. Since September 2014 the Council's Land Charges Function has transferred to the Planning and Public Protection Service and is located within the Support Unit. The Service structure is shown below:



Responding to financial constraints / challenges

Context

17. In 2010-11 the Planning Service, which at the time consisted of Development Management, Enforcement and Support, was subject to a full review in order to contribute towards the Department's efficiency savings programme. Running in parallel with this work was the review of the Planning Committee Structures. At the time, the Planning Service was administered in 3 area offices (Arfon, Dwyfor and Meirionnydd), with 3 Area Planning Committees held monthly (made up of all 75 Gwynedd Members), making decisions on planning applications.

18. The review of the Planning Service included a complete review of the work processes and restructuring of the Service. The vision for the Planning Service was to:

"Make the most effective and efficient use of resources in order to establish a strong Planning Service which will bring about improvements and offer good quality which focusses on the customer".

19. The review of the Planning Service resulted in the transformation of the Service, with the new service becoming operational in April 2011. The transformation of the service moved away from the area based administration of the service to central administration / support and base for the Service in Pwllheli, but with the provision of a county wide service with hot-desks provided for Case Officers in Caernarfon, Bangor and Dolgellau (as well as their office base in Pwllheli). The transformation also redesigned work processes having regard to "lean" principles, improved self-service options for customers and increased electronic communication. It also established formal pre-application advice procedures (before this

became statutory) and offered a first point of contact for customers via the Council's Contact Centre ("Galw Gwynedd").

20. The transformation of the Service delivered efficiency savings of approximately £300,000 and the changes implemented in April 2011 form the basis of the current Planning Service in terms of Development Management, Enforcement and Support.
21. At the same time of the review and transformation of the Service, the Full Council agreed to restructure the 3 area based Planning Committees, to create a single county Planning Committee held every 3 weeks, comprising of 15 Members which is in place at present.
22. In April 2012, the Planning Service and the Environment Service, merged to form the Planning and Environment Service bringing further efficiency savings at Senior Management level and as stated previously, the Public Protection Service also merged in early 2015/16, with further restructuring to the Department forming the current Planning and Public Protection Service.
23. In March 2016, the Full Council agreed further cuts, which were in addition to efficiency savings agreed in 2015, for the 3-year period 2015-18. The Council's Efficiency Savings Programme for the Regulatory Department, from a managed budget of £10,288,000 now includes the following targets:

Year	Target
2015/16	£560,390
2016/17	£589,480
2017/18	£942,743
2018/19	£16,670
Total	£2,109,283

24. The Department is currently on target to deliver the efficiency savings of £2,109,2832 during 2015-18 which includes savings of £794,093 from the then Planning, Environment and Public Protection Service (interim Service arrangements), £159,513 of which is specific to the planning functions. For Planning, these savings will include rationalising the Development Management, Enforcement and Support Units resulting in the deletion of 3 posts. This has seen the Development Management and Enforcement Units merge in 2017-18

Operating Budget

25. The income that Planning generates through planning fees has increased year on year over the last 3 years with the actual income received higher than the budgeted income. As a result, in recent years, the Service has not had to deal with a situation where the actual income received is lower than the budgeted income and the potential difficulties in trying to balance the overall budget as a result.
26. The planning fee income is not retained by the Planning Service and the budgeted income target is set with consideration given to the actual income generated in the previous year(s). The information relating to planning fees is included in the following table:

Planning Fees	2018/19	2017/18	2016/17	2015/16	2014/15	2013/14
Budgeted Income	564,340.00	556,680	551,010.00	471,680.00	419,770.00	375,520.00
Actual Income	493,901.00	458,459	552,735.10	576,770.50	514,325.28	516,724.16
Difference	70,439.00	98,221	-1,725.10	-105,090.50	-94,555.28	-141,204.16

27. The net budget for Planning which includes Development Management, Enforcement, Minerals and Waste, Support (Planning) and the JPPU is as follows:

Net Budget of Planning	2018/19	2017/18	2016/17	2015/16	2014/15	2013/14
Total	607,660.00	747,510	753,580	770,070	858,060	1,077,320

28. The Land Charges function of the Council which is located within the Support Unit of Planning since September 2014 has generated the following income:

Land Charges	2018/19	2017/18	2016/17	2015/16	2014/15	2013/14
Budgeted Income	221,0660.00	215,710.00	193,340.00	178,860.00	173,940.00	159,940.00
Actual Income	230,312.47	229,427.17	212,926.70	228,178	191,544.49	192,641.60
Difference	-9,252.47	-13,717.17	-19,586.70	-49,318.00	-17,604.49	-32,701.60

Staffing Matters

29. The Council has a Corporate Training Programme and corporate procedures for staff evaluation. The staff appraisal procedures help to identify the training needs of all the staff which includes the training provided within the Corporate Training Programme (which includes management courses such as ILM) and training that is more specific to Planning.

30. In addition to the above, the Environment Department has a budget for training and there has been a significant investment in the development of planning staff over the years by funding specialist planning training. This means that every development management officer and planning policy officer have RTPI accredited qualifications. In addition to this, the Department has funded specialist training in the area of Conservation which has secured effective succession planning, whereby a Development Management Officer has now progressed to be the Senior Conservation Officer for the Council. Over the years the Department has identified

areas of the Service where there is a need to ensure succession and has been successful in delivering this within the Service, with a number of staff over the years benefitting through career development opportunities. One support officer has recently achieved an RTPI accredited planning qualification which was funded by the workplace.

31. The Department's and Service's business planning process, identifies areas of risk where there is limited expertise and resilience and tries to put in place measures to control / mitigate such risks in order to ensure service delivery.
32. When the Planning Service was transformed in April 2011 all job descriptions were reviewed with some amended and some new job descriptions produced. This process was undertaken with consideration given to continued staff development, resilience and flexible use of the staff resource, to meet possible changes in demands and priorities for the Service. With this in mind, all the posts within Development Management which are at the same level (e.g. Development Management Officer and Planning Enforcement Officer) are interchangeable so that the staff resource, where possible, can be targeted towards the needs of the Service and its customers.
33. Minerals and waste planning has in recent years been an area of planning where there is limited expertise not only in Gwynedd but also in North Wales. The agreement across North Wales to establish the North Wales Minerals and Waste Service, with Gwynedd seconding an Officer to the Service, has provided a more resilient Service for Gwynedd and the North Wales Region. As the partner Authorities face challenging times financially, the current arrangement is an annual rolling contract which is also reviewed annually.
34. The establishment of the Gwynedd and Anglesey Joint Planning Policy Unit has also provided career development opportunities for both Authorities and has helped to share and pool expertise within the Unit, which has provided greater resilience for both Authorities.
35. There are currently no vacant posts within the Planning Service. At present, no further cuts are proposed for Development Management, Enforcement and Support. However, for Development Management and Enforcement to function efficiently and effectively, they are reliant on specialist advice from the JPPU, Biodiversity Unit, Transportation Service and Public Protection Service. Cuts have been implemented for all of these service areas, which will have an adverse impact on the robustness and quality of decisions on planning applications and enforcement cases and the time taken to make those decisions.

OUR LOCAL STORY

Planning applications

36. The workload of the Planning Service in terms of planning applications registered has been steadily increasing over the last few years ranging from 1304 in 2015-16 and remaining relatively constant through to 2018/19 when 1171 applications were registered. The workload for the Development Management Officers has therefore remained steady throughout.
37. There have been major applications in Gwynedd in recent years and more recently these have included:

- Redevelopment and rationalisation of Bangor University Campus. Pre-application discussions are ongoing regarding future projects and a development team approach to the proposed Science and Technology Quarter, with enabling development having already been implemented.
- Numerous housing schemes have been granted, a large percentage of which have been proposals brought forward by RSLs thus contributing positively to the availability of affordable housing in the County and the provision of extra-care housing.
- Several large scale schemes have been approved such as new schools or large extensions, a hotel and several large scale extensions or refurbishments to existing business uses.

38. There has been continued support for the various outdoor activity related applications including those at Zip World at Penrhyn Quarry, Bethesda and Llechwedd Quarry, Blaenau Ffestiniog. These have proved to be very successful and have had a positive contribution on the local economy, particularly the development of associated small scale independent businesses such as holiday units, bunkhouses, outdoor pursuit activities, small scale retail/food all of which have helped establish Gwynedd and North East Wales as key destinations for outdoor activities.

39. Continued support has also been given to numerous tourist/economic schemes within the county enabling people to establish or expand other non 'major' but perhaps equally important ventures. These include various forms of visitor accommodation and attractions, specialist rural enterprises, small business units, re-development of retail sites and expanding existing attractions all of which contribute positively to the local economy.

Pre-application

40. Since the transformation of the Planning Service in 2011 all types of pre-application enquiries are now recorded in the back office system. The number of enquiries registered since 2011 fluctuated in the first few years but have since remained relatively stable with at around 2500 per year. The numbers logged remain high and pre-application advice remains a large part of the work of the Development Management Team.

41. The Council has operated a charging scheme for pre-application advice since April 2015 and this became mandatory in April 2016. Where applicable, a tailored development team approach is applied as part of the process of providing pre-application advice. Current large scale projects benefiting from pre-application / input include the VIP project at Penrhyndeudraeth, the Glaslyn project and also the Dinorwig project. Other large scale projects include existing employers looking to re-site, new employment schemes/retail and tourism. Other large scale pre-apps relating to tourism, commercial and retail schemes are also taking place.

Planning enforcement

42. The planning enforcement work includes reactive work and proactive work and the framework for how this is delivered is set out in the Enforcement Strategy (which is additional to the

Enforcement Policy) which was agreed by the Cabinet in 2014-15. The purpose of the Enforcement Strategy was to try and strike a balance between the day to day reactive work and the proactive work that can provide added value, although how this works depends on the staff resources available. Recent changes have been implemented to focus and prioritise the complaints received in order to make the best use of resources available.

43. The number of planning enforcement cases / complaints received (the reactive work) has diminished slightly over the last few years, as a result of staff prioritising workload due to having to deal with increasingly complex cases. During 2016-17, 406 planning enforcement cases or complaints were received, and this remained stable in 2017-18 with 432 cases received. For 2018 – 2019 the number of complaints received fell to 285. Of these 35 cases warranted some form of enforcement action, with 5 enforcement notices being issued, and the Unit dealt with some lengthy and complex cases. It is envisaged that the number of cases received will remain consistent as a result of the changes implemented in order to focus and prioritise resources.
44. The proactive work as identified in the Enforcement Strategy includes the monitoring of a sample of caravan sites annually. Proactive monitoring was carried out in 2016-17 when site inspections were undertaken of a sample of those sites with 12-month holiday use, and no breach was found. During 2017-18 proactive monitoring focussed on touring sites and storage, and this will continue for the forthcoming closed season.
45. The Enforcement Unit is currently in the process of plotting all issued enforcement notices with a view of producing an electronic register which will eventually be available online. It is also responsible for administering the register of Tree Preservation Orders and has recently completed a review and rationalisation of the register (with the input of the Biodiversity Unit). The Enforcement Unit also monitors planning applications that have been subject to a section 106 agreement with the priority given to applications where there are commuted sums involved for such matters as play areas, education and highway improvements.

Planning policy

46. The Gwynedd and Anglesey Joint Planning Policy Unit, is currently the only example in Wales of Authorities that have collaborated to produce an adopted Joint Local Development Plan for the local planning authority areas. There were planning reasons and cost avoidance reasons, which contributed towards justifying a business case for establishing the JPPU to produce a Joint Local Development Plan. It has been demonstrated that costs have been avoided in the plan preparation process. Costs have been avoided in that single as opposed to two assessments or surveys have been commissioned (e.g. a single Sustainability Appraisal, single Employment Land Study), more work has been undertaken internally by the Unit / Councils and significant costs were be avoided by having only 1 public examination (instead of one for each Authority). Following the Plan's adoption in July 2017, a single Housing Land Availability Study is required for the Plan area, compared to the previous requirement to prepare a study for each local planning authority. Supplementary Planning Guidance documents are being prepared to advise on specific policy issues that are applicable to both local planning authorities alike.

Current projects and local pressures

47. There have been major infrastructure projects in North West Wales which have had an impact on Gwynedd Council and more specifically the significant demand for resources within the Planning Service as well as other Services in the Council. These projects include:
48. **The National Grid North Wales Connections Project** recently came to an end soon after the submission of the DCO (which was subsequently withdrawn). The project related to increasing the capacity of the electricity network between Wylfa Newydd and Trawsfynydd, to transport the additional capacity generated from major energy schemes such as Wylfa Newydd.
49. **Wylfa Newydd (Anglesey):** The Joint Local Development Plan has been produced on the basis that the Wylfa Newydd project will happen towards the end of the Plan period. A series of three pre-application consultations (PACs) and an informal consultation on the draft DCO have been undertaken and responded to by the Council. The Wales Act 2017 means that development that supports the delivery and operation of Wylfa Newydd, commonly referred to as 'associated developments', can be included in the DCO application. These 'associated developments' include construction worker's accommodation, logistics centre, park and ride. The Planning Act 2008 requires that the Secretary of State must have regard to any Local Impact Report (which will be required from the Isle of Anglesey County Council as the host authority) and any similar reports prepared by stakeholders such as Gwynedd Council. The DCO application was submitted on the 1 June 2018, the examination hearings started on the 24 October 2018. Gwynedd's Planning Service has taken a leading role in coordinating the production of a Local Impact Report on behalf of the Council. Gwynedd Officers have also provided evidence at the examination hearings and have tried to provide input on the terms of the section 106 agreement to mitigate impacts on Gwynedd.
50. There are also projects that are more specific to Gwynedd only:
51. **National Grid – Visual Impact Provision:** In September 2015, National Grid made an announcement that the transmission line near Porthmadog is one of the 4 schemes to be taken forward to potential engineering work for mitigating the impact of overhead lines. Most of the transmission line is within the Gwynedd Local Planning Authority area with the remainder within the Snowdonia National Park Authority. The project has been screened for EIA and is in the final pre application stages.
52. **National Grid – undergrounding at Glaslyn:** The Planning Service has provided input into the scheme for the upgrading and undergrounding of part of the route from Wern, which includes the Glaslyn estuary. This work is a separate package to the other National Grid schemes referred to above. Specific work and surveys have been undertaken.
53. **National Grid – Dinorwig Cables:** The Planning Service is in the early stages of providing input into the scheme for the upgrading of the route of the existing cables from Dinorwig. This work is a separate package to the other National Grid schemes referred to above. Specific work and surveys are currently underway in order to assess the best routes.

Collaboration projects

54. The North Wales Planning Officers Group (NWPOG) which is made up of Chief Planning Officers (or equivalent) of the 7 North Wales Local Planning Authorities, has implemented numerous planning related collaboration projects in recent years, including:

- The North Wales Minerals and Waste Planning Service
- Community Infrastructure Levy Tool Kit
- North Wales Regional Employment Project

55. During 2017-18 NWPOG have continued to lead on 2 collaboration projects on behalf of the Planning Officers Society Wales. These include the Natural Heritage Project which is in partnership with Natural Resources Wales and supported by Welsh Government, as well as the Built Heritage Project which is also support by Welsh Government. Work streams in relation to these projects have been identified as have the outcomes / benefits which should provide more consistency, efficiency and improved customer service in these work areas across Wales.

Operational and improvement plan for the Service (looking back)

56. For 2017-18 the improvement plan tasks / improvements included:

i. Review of workloads for Development Management and Enforcement, facilitating SUDS and monitoring the new delegation scheme

This is undertaken regularly on a weekly / monthly basis or as and when required in order to balance work load and to vary the type of applications and cases dealt with by Officers. Further work is also under way to facilitate the review, monitoring and management of the workload and the performance. The Planning Service and its partners have been preparing for and facilitating the introduction of the new Sustainable Urban Drainage Systems (SUDS) that came into force in January 2019, to ensure that there is an integrated and holistic approach taken by the Council. Furthermore, one of the outcomes of a Scrutiny Investigation in Planning during 2017/18 was that the Scheme of Delegation in place at the time resulted in numerous applications such as household extensions, having to be reported to Planning Committee, which resulted in a significant workload for the Committee and meant that some applications took longer to determine. As a result of this the Scheme of Delegation was amended and was adopted in May 2018 and is now operational, which at present has resulted in less planning applications going to Planning Committee. This has been monitored since its adoption and it is clear that the number of applications presented to Committee for a decision has reduced significantly, enabling Members to concentrate on the larger and more complex applications that are of more than local interest. The Committee now deals with approximately 4 applications per Committee rather than 10+ applications per Committee and this reduction in applications has been welcomed.

ii. Rationalise the filing system for Development Management and Enforcement and reviewing back office systems

The bulk of this project was completed in 2014-15 as part of a 3-year plan which involved scanning historic hard copy files and files kept on Microfiche. Prior to this, planning files were stored in 3 separate office location (Caernarfon, Pwllheli and Dolgellau) but remaining hard copy files are now all stored in the Pwllheli Office where the Planning Service is administered. Completion of the project was reliant on the complete in-house scanning of hard copy files covering the period 2007-12 (planning application, plans and decision notices are all in the back office system), which has not been possible due to the lack of staff resources. Furthermore, the Service still retains 5 years' worth of the recent hard copy files which are stored in the administrative office in Pwllheli, with all information on hard copy also stored electronically in the back office system. The Service is now looking at taking this work one step further with the intention of further reducing the numbers of hard copy files that a stored. This will require a decision on what to do with the 2007-12 files and the 5-year worth of most recent hard copy files. The Service undertook a review of the current back office systems used for planning and public protection in 2017/18 with a view to rationalise and have a single system to meet the needs of the Service. At present, the Service is working towards transferring to the new system (Tascomi) early November 2019.

iii. Monitor the Local Joint Development Plan and produce Supplementary Planning Guidance (SPG).

Monitoring procedures have been developed in preparation for the first Annual Monitoring for the Joint Local Development Plan, which is to cover the period from 1 August 2017 to the end March 2019. 3 SPG have been adopted and another 4 are in various stages of preparation.

iv. Review of the Tree Preservation Order register

A review and rationalisation of the Tree Preservation Orders register has recently been completed (with the input of the Biodiversity Unit). An up to date layer of TPOs has been produced for internal use with discussions on how best to allow access via the Council's website.

v. Formal review of work processes for Development Management, Enforcement and Support

This is an ongoing process of refining, improving and adapting to changes. However, in September 2018, a full service review was commenced with a focus on ensuring that the needs of the residents of Gwynedd was integral to how the service is provided. The review has been undertaken in part and has looked at the demands on the service and assessed the demand that is of value and that which is of failure. The work has also mapped out work flows and processes.

vi. Adoption of an Enforcement Strategy and its implementation

The Enforcement Strategy is now due for review which at present should take place in 2018/19. In terms of enforcement related issues, during 2017-18 the Service has worked with Bangor City Council, Local Members and Bangor University to tackle the adverse visual and other impacts that the proliferation of “To Let” sign was having the image of the parts of the City. Following discussions and consultation with Letting Agencies and partners, there was a support for the introduction of a voluntary code to control (on a voluntary basis) the number and types of to let signs that could be displayed. The Council’s Cabinet in October 2018, adopted the voluntary code which will be monitored for 12 months before reporting back to the Cabinet.

vii. Improve customer service

This is an on-going project that includes improving self-service options, reviewing customer contact arrangements with the contact centre and assessing customer satisfaction in relation to the service delivered. Customer satisfaction surveys in the context of the pre-application advice and planning application process are undertaken by telephone on a monthly basis and questionnaires are also sent out with decision notices. Furthermore, as part of the service review (see v above), there will also be a review of how customers can contact the Planning Service.

WHAT SERVICE USERS THINK

57. In 2017-18 we conducted a customer satisfaction survey aimed at assessing the views of people (agents and members of the public) that had received a planning application decision during the year.

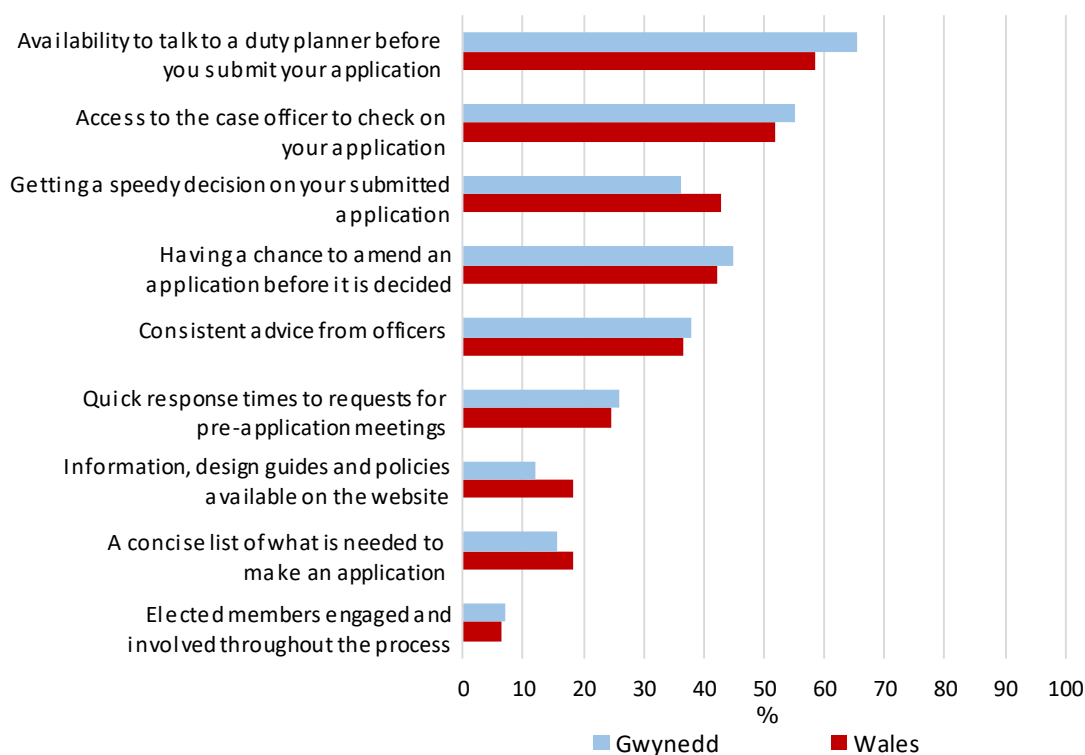
58. The survey was sent to 388 people, 15% of whom submitted a whole or partial response. The majority of responses (46%) were from members of the public. 14% of respondents had their most recent planning application refused.

59. We asked respondents whether they agreed or disagreed with a series of statements about the planning service. Table 1 shows the percentage of respondents that selected either ‘tend to agree’ or ‘strongly agree’ for each statement for both our planning authority and Wales.

Table 1: Percentage of respondents who agreed with each statement, 2017-18

Respondents who agreed that:	Gwynedd LPA %	Wales %
The LPA applies its planning rules fairly and consistently	55	55
The LPA gave good advice to help them make a successful application	57	60
The LPA gives help throughout, including with conditions	51	52
The LPA responded promptly when they had questions	49	62
They were listened to about their application	47	60
They were kept informed about their application	46	52
They were satisfied overall with how the LPA handled their application	59	63

60. We also asked respondents to select three planning service characteristics from a list that they thought would most help them achieve successful developments. Figure 1 shows the percentage of respondents that chose each characteristic as one of their three selections. For us, 'the availability to talk to a duty planner before submitting an application' was the most popular choice. Figure 1: Characteristics of a good planning service, 2017-18



61. Comments received include:

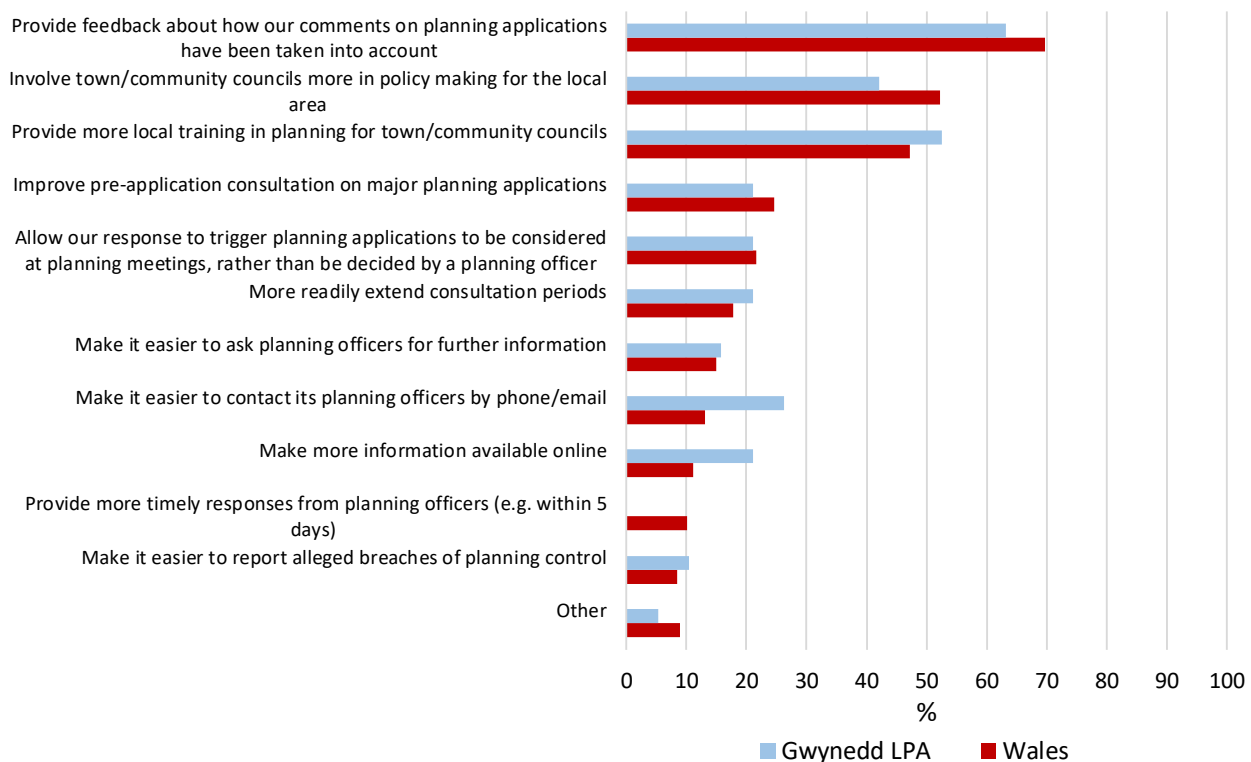
- “Overall I was very pleased with the planning process.”
- “Agwedd positif a adeiladol at faterion cynllunio a’r iaith Gymraeg.”
- "Generally, we have no issues with the LPA. The only issue we would raise is that if there is a problem with a certain application that we are given the opportunity to discuss, agree or modify an application before the decision is made rather than refuse the application. It then takes more time and effort on all parties to achieve a successful conclusion. “

62. In 2018-19 we conducted a survey of clerks of the town and community councils that are statutory consultees for our planning authority. There are 64 such councils in our area, and we received 21 responses to the survey.

63. The respondents were asked to select the three ways in which they thought our LPA could help town/community councils to participate more effectively in the planning system. Figure 2 shows the percentage of respondents that selected each option as one of their three choices. ‘Provide

feedback about how our comments on planning applications have been taken into account' was the most frequently selected option for our LPA.

Figure 2: Ways LPAs could help town/community councils participate more effectively in the planning system, 2018-19



OUR PERFORMANCE 2018-19

64. This section details our performance in 2018-19. It considers both the Planning Performance Framework indicators and other available data to help paint a comprehensive picture of performance. Where appropriate we make comparisons between our performance and the all Wales picture.

65. Performance is analysed across the five key aspects of planning service delivery as set out in the Planning Performance Framework:

- Plan making;
- Efficiency;
- Quality;
- Engagement; and
- Enforcement.

Plan making

66. As at 31 March 2019, we were one of 23 LPAs that had a current local development plan (LDP) in place.

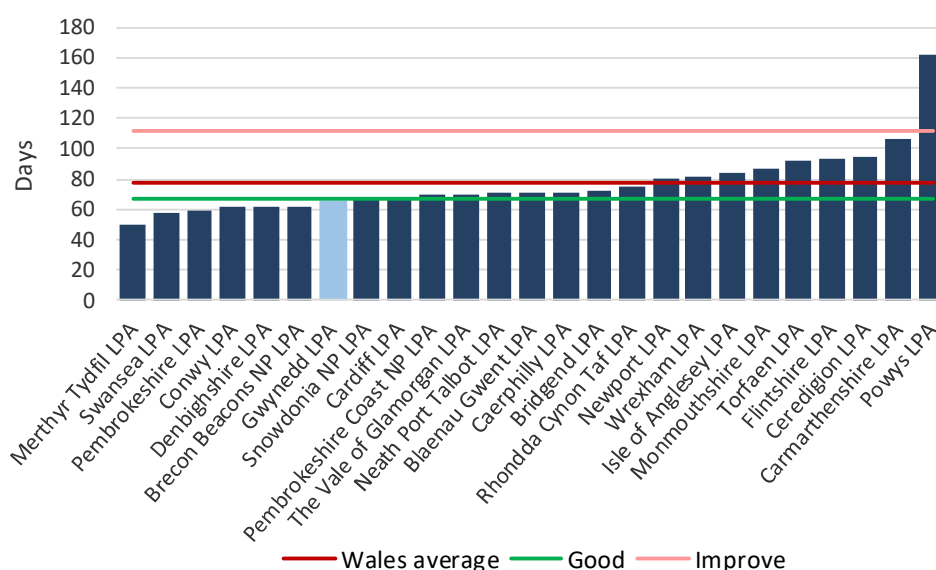
67. During the APR period we had 6.3 years of housing land supply identified, making us one of 6 Welsh LPAs with the required 5 years supply.

68. 13 respondents to the 2018-19 town and community council clerks survey (62%) said that their council contributed to the production and/or review of our LDP. Of these, 42% agreed that the LDP process is easy to understand, and 58% agreed that their council is satisfied with how the LDP process is going (or went), compared to 64% and 62% respectively across Wales.

Efficiency

69. In 2018-19 we determined 947 planning applications, each taking, on average, 65 days (9 weeks) to determine. This compares to an average of 77 days (11 weeks) across Wales. Figure 3 shows the average time taken by each LPA to determine an application during the year.

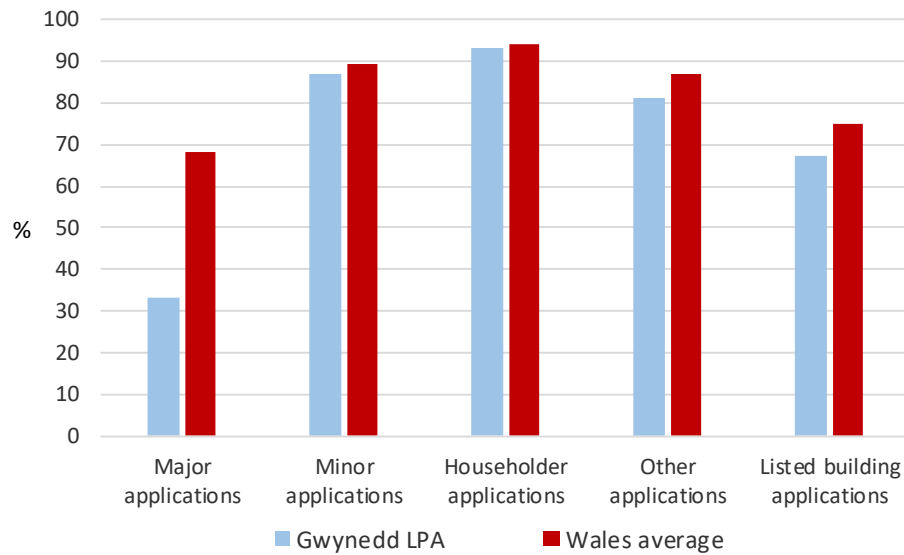
Figure 3: Average time taken (days) to determine applications, 2018-19



70. 85% of all planning applications were determined within the required timescales. This compared to 88% across Wales and we were one of 20 LPAs that had reached the 80% target.

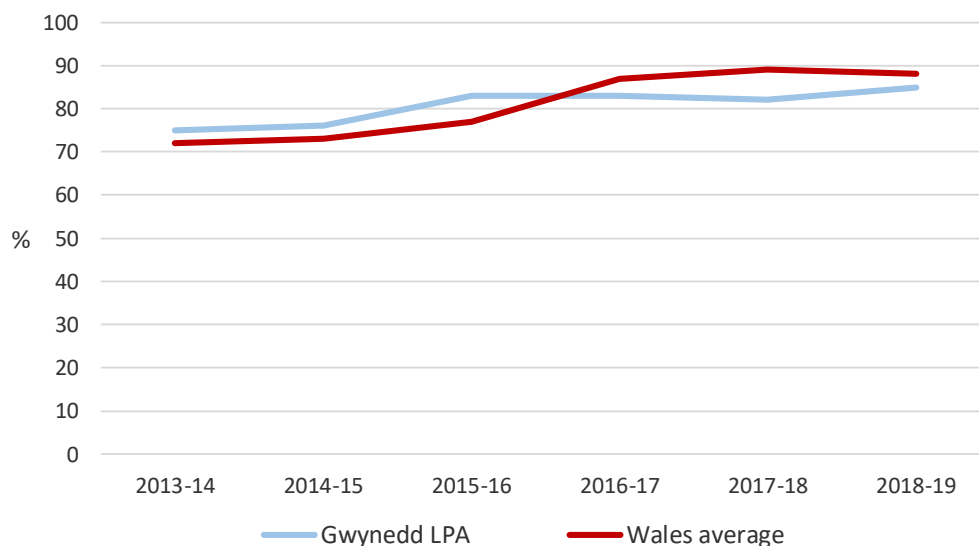
71. Figure 4 shows the percentage of planning applications determined within the required timescales across the main types of application for our LPA and Wales. It shows that we determined 93% of householder applications within the required timescales. We also determined 67% of Listed Building Consent applications within the required timescales.

Figure 4: Percentage of planning applications determined within the required timescales, by type, 2018-19



Between 2017-18 and 2018-19, as Figure 5 shows, the percentage of planning applications we determined within the required timescales increased from 82%.

Figure 5: Percentage of planning applications determined within the required timescales



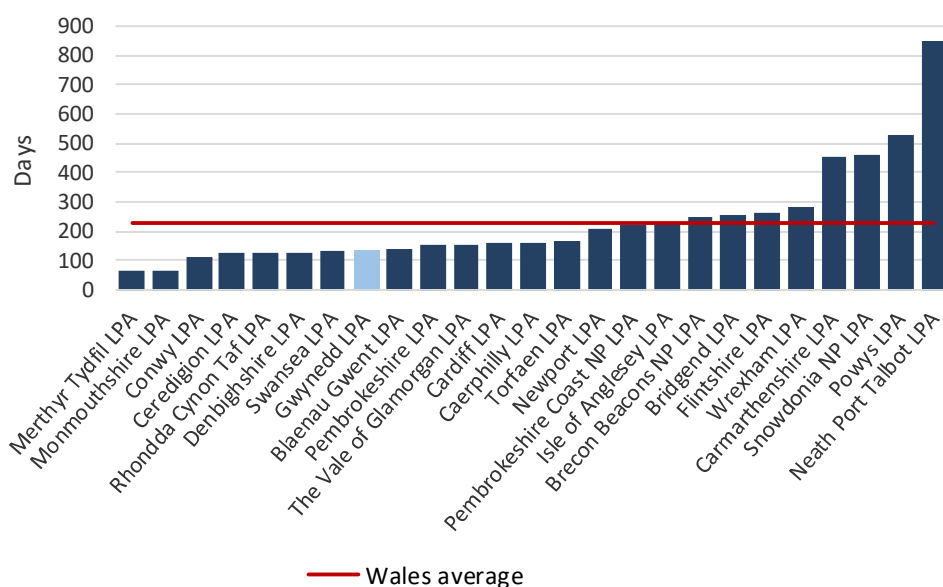
72. Over the same period:

- The number of applications we received increased;
- The number of applications we determined increased; and
- The number of applications we approved increased.

Major applications

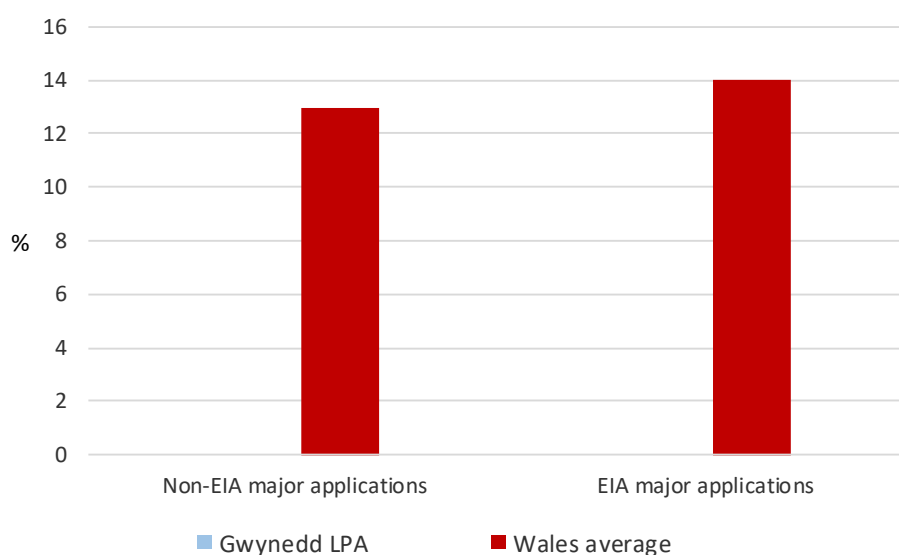
73. We determined 9 major planning applications in 2018-19, none of which were subject to an EIA. Each application took, on average, 137 days (20 weeks) to determine. As Figure 6 shows, this was shorter than the Wales average of 232 days (33 weeks).

Figure 6: Average time (days) taken to determine a major application, 2018-19



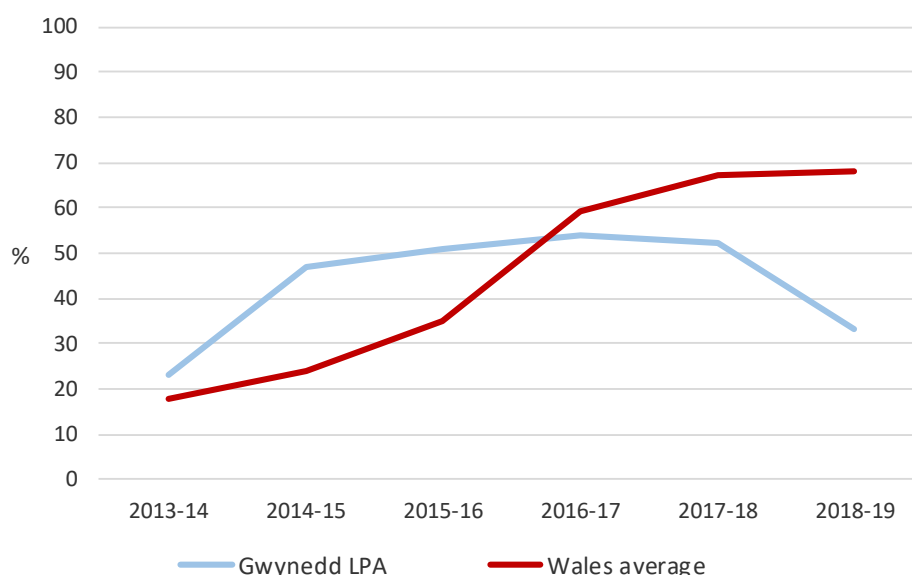
74. 33% of these major applications were determined within the required timescales, compared to 69% across Wales.
75. Figure 7 shows the percentage of major applications determined within the required timescales by the type of major application. 0% of our 'standard' major applications i.e. those not requiring an EIA, were determined within the required timescales during the year.

Figure 7: Percentage of major applications determined within the required timescales during the year, by type, 2018-19



76. In addition, we determined 3 major applications that were subject to a PPA in the required timescales during the year.
77. Since 2017-18 the percentage of major applications determined within the required timescales had decreased from 52%. Similarly, the number of major applications determined decreased as had the number of applications subject to an EIA determined during the year.
78. Figure 8 shows the trend in the percentage of major planning applications determined within the required timescales in recent years and how this compares to Wales.

Figure 8: Percentage of major planning applications determined within the required timescales



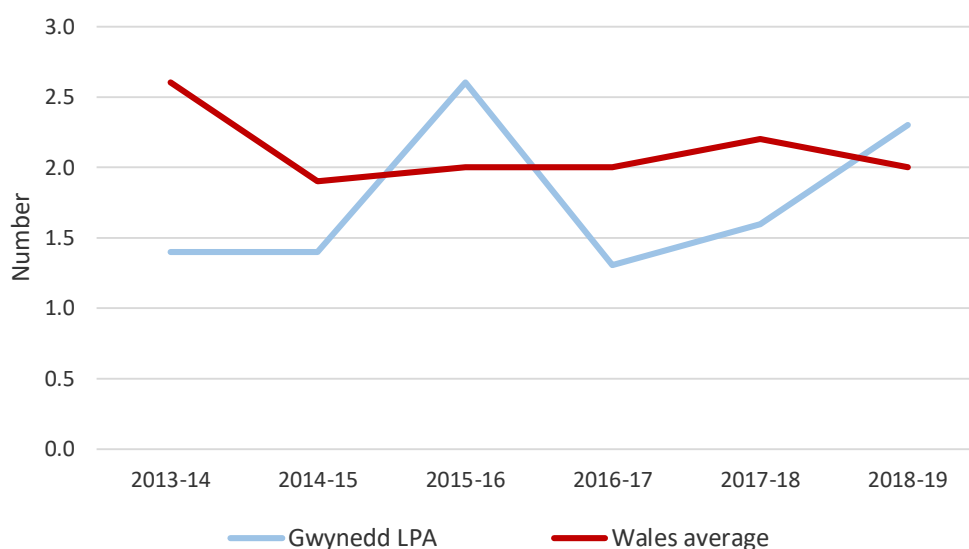
79. Over the same period:
- The percentage of minor applications determined within the required timescales increased from 86% to 87%;
 - The percentage of householder applications determined within the required timescales decreased from 95% to 93%; and
 - The percentage of other applications determined within required timescales increased from 73% to 81%.

Quality

80. In 2018-19, our Planning Committee made 67 planning application decisions during the year, which equated to 7% of all planning applications determined. Across Wales 6% of all planning application decisions were made by planning committee.
81. 10% of these member-made decisions went against officer advice. This compared to 9% of member-made decisions across Wales. This equated to 0.7% of all planning application decisions going against officer advice; 0.5% across Wales.

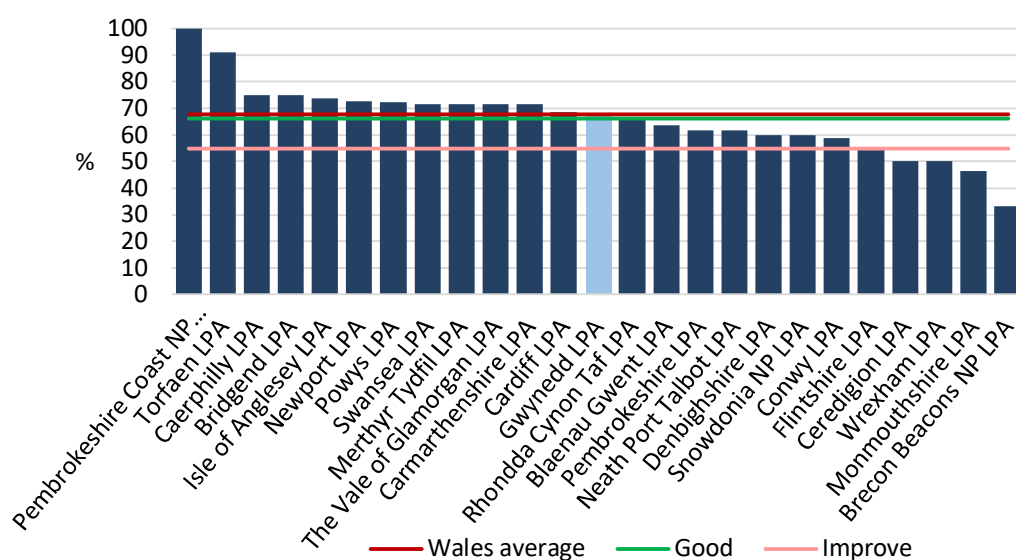
82. In 2018-19 we received 25 appeals against our planning decisions, which equated to 2.3 appeals for every 100 applications received. Across Wales 2 appeals were received for every 100 applications. Figure 9 shows how the volume of appeals received has changed since 2017-18 and how this compares to Wales.

Figure 9: Number of appeals received per 100 planning applications



83. Over the same period the percentage of planning applications approved decreased from 85% to 83%.
84. Of the 22 appeals that were decided during the year, 68% were dismissed. As Figure 10 shows, this was higher than the percentage of appeals dismissed across Wales as a whole and we were one of 14 LPAs that reached the 66% target.

Figure 10: Percentage of appeals dismissed, 2018-19



85. During 2018-19 we had 1 application for costs at a section 78 appeal upheld, making us one of the 10 LPAs to have at least one such application upheld in the year.
86. 9 respondents (47%) to the 2018-19 town and community council clerks survey reported that they were either 'very satisfied' or 'somewhat satisfied' with how the Planning Inspectorate deals with their council around appeals, compared to 55% of the respondents across Wales.

Engagement

87. We are:
- one of 24 LPAs that allowed members of the public to address the Planning Committee;
 - one of 3 LPAs that did *not* have a nominated officer on duty to provide advice to members of the public, but do have officers available except not on a duty rota; and
 - one of 21 LPAs that had an online register of planning applications.
88. 13 (65%) of the town and community council clerks that responded to the 2018-19 survey felt that their council has enough time and resources to effectively contribute to development management in our area, compared to 59% of clerks that responded across Wales. 6 (32%) reported that they are 'always' able and 13 (68%) reported that they are 'sometimes' able to respond to applications within the 21 day statutory time period.
89. As Table 2 shows, 57% of respondents to our 2017-18 customer survey agreed that the LPA gave good advice to help them make a successful application.

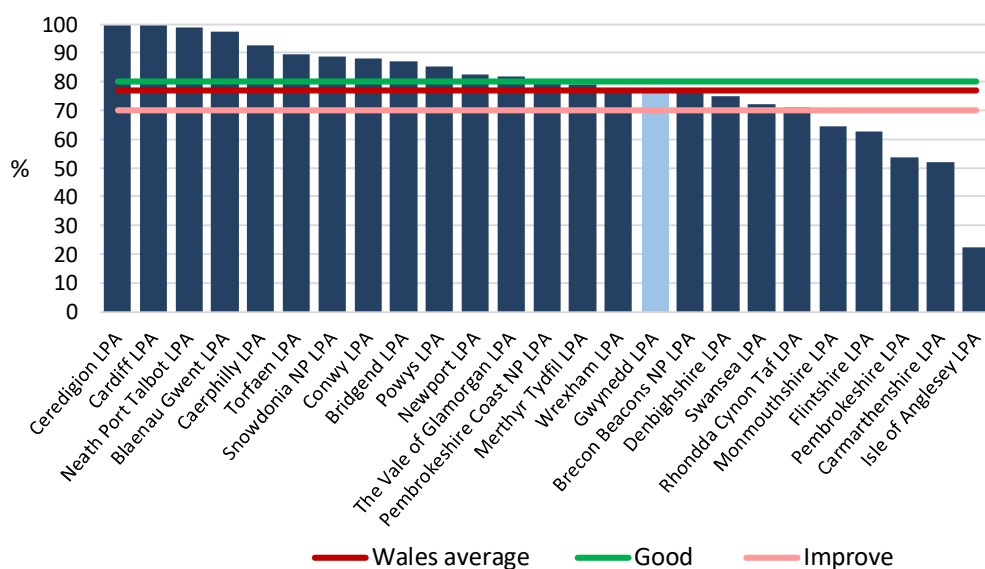
Table 2: Feedback from our 2017-18 customer survey

Respondents who agreed that:	Gwynedd LPA %	Wales %
The LPA gave good advice to help them make a successful application	57	60
They were listened to about their application	47	60

Enforcement

90. In 2018-19 we investigated 166 enforcement cases, which equated to 1.3 per 1,000 population. This was the fifth lowest rate in Wales.
91. We investigated 77% of these enforcement cases within 84 days. Across Wales 77% were investigated within 84 days. Figure 11 shows the percentage of enforcement cases that were investigated within 84 days across all Welsh LPAs.

Figure 11: Percentage of enforcement cases investigated within 84 days, 2018-19



92. The average time taken to pursue positive enforcement action was 132 days.
93. In the 2018-19 town and community council clerks survey, 9 respondents (47%) stated that our LPA investigates enforcement cases 'very promptly' or 'reasonably promptly', compared to 36% of respondents across Wales. 8 respondents (42%) reported that they are either 'very satisfied' or 'somewhat satisfied' with how our LPA generally responds to investigating breaches. This was 40% for Wales.

ANNEX A - PERFORMANCE FRAMEWORK

OVERVIEW

MEASURE	GOOD	FAIR	IMPROVE	WALES AVERAGE	Gwynedd LPA LAST YEAR	Gwynedd LPA THIS YEAR
Plan making						
Is there a current Development Plan in place that is within the plan period?	Yes		No	Yes	Yes	Yes
LDP preparation deviation from the dates specified in the original Delivery Agreement, in months	<12	13-17	18+	73	N/A	N/A
Time taken to commence formal revision of an LDP following the triggering of Regulation 41, in months	<12	13-17	18+	17	-	N/A
Has an LDP Revision Delivery Agreement been submitted to and agreed with the Welsh Government?	Yes		No	Yes	-	N/A
LDP review deviation from the dates specified in the original Delivery Agreement, in months	<3		4+	1	-	N/A
Annual Monitoring Reports produced following LDP adoption	Yes		No	Yes	N/A	N/A
The local planning authority's current housing land supply in years	>5		<5	6 of 25	5.4	5.3
Efficiency						
Percentage of "major" applications determined within time periods required	>60	50.1-59.9	<50	68	52	33
Average time taken to determine "major" applications in days	Not set	Not set	Not set	232	114	137
Percentage of all applications determined within time periods required	>80	70.1-79.9	<70	88	82	85
Average time taken to determine all applications in days	<67	67-111	112+	77	64	65
Percentage of Listed Building Consent applications determined within time periods required	>80	70.1-79.9	<70	75	42	67
Quality						
Percentage of Member made decisions against officer advice	<5	5-9	9+	9	7	10

MEASURE	GOOD	FAIR	IMPROVE
Percentage of appeals dismissed	>66	55.1-65.9	<55
Applications for costs at Section 78 appeal upheld in the reporting period	0	1	2+
Engagement			
Does the local planning authority allow members of the public to address the Planning Committee?	Yes		No
Does the local planning authority have an officer on duty to provide advice to members of the public?	Yes		No
Does the local planning authority's web site have an online register of planning applications, which members of the public can access, track their progress (and view their content)?	Yes	Partial	No
Enforcement			
Percentage of enforcement cases investigated (determined whether a breach of planning control has occurred and, if so, resolved whether or not enforcement action is expedient) within 84 days	>80	70.1-79.9	<70
Average time taken to take positive enforcement action	<100	101-200	200+

WALES AVERAGE	Gwynedd LPA LAST YEAR	Gwynedd LPA THIS YEAR
68	50	68
0	1	1
Yes	Yes	Yes
Yes	No	No
Yes	Yes	Yes
77	75	77
167	138	132

SECTION 1 – PLAN MAKING

Indicator	01. Is there a current Development Plan in place that is within the plan period?	
“Good”	“Fair”	“Improvement needed”
A development plan (LDP or UDP) is in place and within the plan period	N/A	No development plan is in place (including where the plan has expired)

Authority’s performance	Yes
The Anglesey and Gwynedd Joint Local Development Plan (2011 – 2026) was adopted on 31 July 2017.	

Indicator	02. LDP preparation deviation from the dates specified in the original Delivery Agreement, in months	
“Good”	“Fair”	“Improvement needed”
The LDP is being progressed within 12 months of the dates specified in the original Delivery Agreement	The LDP is being progressed within between 12 and 18 months of the dates specified in the original Delivery Agreement	The LDP is being progressed more than 18 months later than the dates specified in the original Delivery Agreement

Authority’s performance	N/A
The Anglesey and Gwynedd Joint Local Development Plan (2011 – 2026) was adopted on 31 July 2017.	

Indicator	03. Time taken to commence formal revision of an LDP following the triggering of Regulation 41, in months	
“Good”	“Fair”	“Improvement needed”
The Delivery Agreement is submitted less than 12 months after Regulation 41 is triggered	The Delivery Agreement is submitted within 12 and 18 months after Regulations 41 is triggered	The Delivery Agreement is submitted more than 18 months after Regulation 41 is triggered

Authority’s performance	N/A
The Anglesey and Gwynedd Joint Local Development Plan (2011 – 2026) was adopted on 31 July 2017. A Review of the LDP is not required until 2021	

Indicator	04. Has an LDP Revision Delivery Agreement been submitted to and agreed with the Welsh Government?	
"Good"		"Improvement needed"
An LDP Revision Delivery Agreement has been submitted by the LPA and agreed with the Welsh Government		No LDP Revision Delivery Agreement has been submitted by the LPA or agreed by the Welsh Government

Authority's performance	N/A
The Anglesey and Gwynedd Joint Local Development Plan (2011 – 2026) was adopted on 31 July 2017. A Review of the LDP is not required until 2021	

Indicator	05. LDP revision deviation from the dates specified in the original Delivery Agreement, in months	
"Good"		"Improvement needed"
The LDP revision is being progressed within the dates specified in the original Delivery Agreement		The LDP revision is being progressed later than the dates specified in the original Delivery Agreement

Authority's performance	N/A
The Anglesey and Gwynedd Joint Local Development Plan (2011 – 2026) was adopted on 31 July 2017. A Review of the LDP is not required until 2021	

Indicator	06. Annual Monitoring Reports produced following LDP adoption	
"Good"		"Improvement needed"
An AMR is due, and has been prepared		An AMR is due, and has not been prepared in time

Authority's performance	N/A
As the Anglesey and Gwynedd Joint Local Development Plan (2011 – 2026) was adopted on 31 July 2017, an AMR will not be required until October 2019.	

Indicator	07. The local planning authority's current housing land supply in years	
"Good"		"Improvement needed"
The authority has a housing land supply of 5 years or more		The authority has a housing land supply of less than 5 years

Authority's performance	5.3
The Housing Land Availability Study covering 2018 – 2019 was published July 2019, which identified a 5.3 years supply of land for housing.	

SECTION 2 - EFFICIENCY

Indicator	08. Percentage of "major" applications determined within time periods required	
"Good"	"Fair"	"Improvement needed"
60% or more of applications are determined within the statutory time period	Between 50% and 60% of applications are determined within the statutory time period	Less than 50% of applications are determined within the statutory time period

Authority's performance	33
The Authority's performance for determining 'major' applications within time periods is lower than previous years and has decreased from 52% to 33%. It should be noted that despite the national average being significantly higher at 69% Gwynedd still had the eighth shortest average time taken to determine major applications of all the Welsh LPA's with an average time of 137 days compared to the Wales average of 232 days.	

Indicator	09. Average time taken to determine "major" applications in days	
"Good"	"Fair"	"Improvement needed"
Target to be benchmarked	Target to be benchmarked	Target to be benchmarked

Authority's performance	137
This is an increase on the 117 reported last year but remains an improvement on the previous year (2016-17 = 147 days). For some years the LPA has consistently tried to engage and work with applicants/developers in a Development Team approach so that applications can, where possible, be supported and that the application is as complete and as robust as possible at the point of validation. The introduction of PAC requirements may have contributed to the performance but it should be noted that the LPA's input into the PAC process is not a statutory requirement and therefore early input from the LPA is wholly dependent on the developer.	

Indicator	10. Percentage of all applications determined within time periods required	
"Good"	"Fair"	"Improvement needed"
80% or more of applications are determined within the statutory time period	Between 70% and 80% of applications are determined within the statutory time period	Less than 70% of applications are determined within the statutory time period

Authority's performance	85
This percentage improves the performance achieved last year (82%) and reflects the efforts made by the Service to try and determine applications as soon as possible after the 21 day consultation period has expired.	

Indicator	11. Average time taken to determine all applications in days	
"Good"	"Fair"	"Improvement needed"
67 days or less	Between 67 and 111 days	Greater than 112 days

Authority's performance	65
There is a slight increase on last year's performance (64 days) but the trend still reflects the efforts made by the Service to try and determine applications as soon as possible after the 21 day consultation has expired.	

Indicator	12. Percentage of Listed Building Consent applications determined within time periods required	
"Good"	"Fair"	"Improvement needed"
80% or more of applications are determined within the statutory time period	Between 70% and 80% of applications are determined within the statutory time period	Less than 70% of applications are determined within the statutory time period

Authority's performance	67
This is a substantial improvement to the 42% of LBC application that were determined within timescales in 2017-18. The LPA have actively sought to improve performance through looking into how this time period was recorded and how we could improve performance.	

SECTION 3 - QUALITY

Indicator	13. Percentage of Member made decisions against officer advice	
"Good"	"Fair"	"Improvement needed"
Less than 5% of decisions are made contrary to officer advice	Between 5% and 9% of decisions are made contrary to officer advice	More than 9% of decisions are made contrary to officer advice

Authority's performance	10
<p>The percentage has fluctuated in previous years - 3% in 2015-16; 8.6% 2016-17 and 7% 2017-18. The Authority's performance has worsened in the last year despite the fact that the number of applications presented to Committee has reduced significantly following the adoption of a new scheme of delegation in May 2018 (approx. 4 application per Committee compared to approx. 10+ prior to May 2018). 25 appeals were received which equated to 2.3 appeals for every 100 applications received. Across Wales 2 appeals were received for every 100 applications. Previous years have been below the average for Wales.</p> <p>Where there are possible risks to the Council, the Planning Committee procedure includes referral to a 'cooling off' period. The application is then reported back to Committee within 6 weeks with a report that highlights the planning policy context, the possible risks and possible options available to the Planning Committee. The process has worked well over the years and has overall managed to avoid possible risks to the Council.</p> <p>Member training is provided covering general planning topics, appeal decisions and, when required, training covering specific topics.</p>	

Indicator	14. Percentage of appeals dismissed	
"Good"	"Fair"	"Improvement needed"
More than 66% of planning decisions are successfully defended at appeal	Between 55% and 66% of planning decisions are successfully defended at appeal	Less than 55% of planning decisions are successfully defended at appeal

Authority's performance	68
<p>68% of appeals were dismissed compared to 50% of appeals in 2017-18. This was higher than the percentage of appeals dismissed across Wales as a whole and made Gwynedd one of the 14 LPA's that reached the target of 66%. The increase could be because the LDP (adopted 2017) is no longer 'new' and the fact that new SPG's have been adopted.</p>	

Indicator	15. Applications for costs at Section 78 appeal upheld in the reporting period	
"Good"	"Fair"	"Improvement needed"
The authority has not had costs awarded against it at appeal	The authority has had costs awarded against it in one appeal case	The authority has had costs awarded against it in two or more appeal cases

Authority's performance	1
The number of applications for costs that were upheld were the same as last year (1) and represent a very small percentage of the number of appeals dealt with.	

SECTION 4 – ENGAGEMENT

Indicator	16. Does the local planning authority allow members of the public to address the Planning Committee?	
"Good"		"Improvement needed"
Members of the public are able to address the Planning Committee		Members of the public are not able to address the Planning Committee

Authority's performance	Yes
This has been in operation since 2010 and there are standard procedures in place.	

Indicator	17. Does the local planning authority have an officer on duty to provide advice to members of the public?	
"Good"	"Fair"	"Improvement needed"
A duty planning officer is available during normal office hours	A duty planning officer is available, but not always during normal office hours	There is no duty planning officer available

Authority's performance	No
There are formal pre-application advice procedures in place to deal with all planning enquiries and meetings can be arranged by prior arrangement. At present, a contact centre is the first point of contact for all customers and this arrangement is currently under review.	

Indicator	18. Does the local planning authority's web site have an online register of planning applications, which members of the public can access track their progress (and view their content)?	
"Good"	"Fair"	"Improvement needed"
All documents are available online	Only the planning application details are available online	No planning application information is published online

Authority's performance	Yes
Yes, this is operational since 2005 and also allows a search for applications in various ways (map/ref number/address/where I live) and also the submission of applications and 3rd party comments online.	

SECTION 5 – ENFORCEMENT

Indicator	19. Percentage of enforcement cases investigated (determined whether a breach of planning control has occurred and, if so, resolved whether or not enforcement action is expedient) within 84 days	
"Good"	"Fair"	"Improvement needed"
80% or more of enforcement cases are investigated in 84 days	Between 70% and 80% of enforcement cases are investigated in 84 days	Less than 70% of enforcement cases are investigated in 84 days

Authority's performance	77
77% of cases were investigated within 84 days compared to 77% across Wales during the same period and 75% investigated in Gwynedd in the previous year. The Service has adopted a new process for receiving complaints and also for investigating complaints in order to provide a more focussed and efficient service.	

Indicator	20. Average time taken to take positive enforcement action	
"Good"	"Fair"	"Improvement needed"
100 days or less	Between 101-200 days	Greater than 200 days

Authority's performance	132
The average time is relatively consistent with the last (138) and previous year (134). Where possible the LPA attempts to resolve most cases without having to take formal action.	

SECTION 6 – SUSTAINABLE DEVELOPMENT INDICATORS

The purpose of the Sustainable Development Indicators is to measure the contribution the planning system makes to sustainable development in Wales.

The Sustainable Development Indicators will be used to measure the progress against national planning sustainability objectives, set out in Planning Policy Wales, and can be used to demonstrate to our stakeholders the role and scope of the planning system in delivering wider objectives. The information will also be useful to local planning authorities to understand more about the outcomes of the planning system and help inform future decisions.

Authority's returns	
Difficulties in capturing data through back office system.	

Indicator	SD1. The floorspace (square metres) granted and refused planning permission for new economic development on allocated employment sites during the year.
------------------	--

Granted (square metres)	
Authority's data	0

Refused (square metres)	
Authority's data	0

--

Indicator	SD2. Planning permission granted for renewable and low carbon energy development during the year.
------------------	--

Granted permission (number of applications)	
Authority's data	0

Granted permission (MW energy generation)	
Authority's data	0

--

Indicator	SD3. The number of dwellings granted planning permission during the year.
------------------	--

Market housing (number of units)	
Authority's data	0

Affordable housing (number of units)	
Authority's data	0

--

Indicator	SD4. Planning permission granted and refused for development in C1 and C2 floodplain areas during the year.
-----------	---

Number of residential units (and also hectares of non-residential units) which were GRANTED permission	
Authority's data	0

Number of residential units (and also hectares of non-residential units) which were REFUSED permission on flood risk grounds	
Authority's data	0

--

Indicator	SD5. The area of land (ha) granted planning permission for new development on previously developed land and greenfield land during the year.
-----------	--

Previously developed land (hectares)	
Authority's data	0

Greenfield land (hectares)	
Authority's data	0

--

Indicator	SD6. The area of public open space (ha) that would be lost and gained as a result of development granted planning permission during the quarter.
-----------	--

Open space lost (hectares)	
Authority's data	0

Open space gained (hectares)	
Authority's data	0

--

Indicator	SD7. The total financial contributions (£) agreed from new development granted planning permission during the quarter for the provision of community infrastructure.
-----------	--

Gained via Section 106 agreements (£)	
Authority's data	0

Gained via Community Infrastructure Levy (£)	
Authority's data	0

--