


VALE of GLAMORGAN

Development and Building Control Team Plan 2015/16



BRO MORGANNWG

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Service Plan	Development Services
Date signed off	7/4/15
Signed off by	DRThomas 

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Team Overview – Development and Building Control

The team undertakes a number of key statutory roles for the Council related to the sustainable and safe management of development.

New buildings, major alterations, enlargement of existing buildings and many changes in the use of buildings and land require planning permission. "Development Control" may be considered as finding a balance between the pressures, and often the need, for change and the wish of most people to see the countryside and the character of our villages and towns protected.

Protection ranges from keeping historic buildings and streets largely unchanged, or preventing increasing problems of noise, pollution and traffic congestion, to minimising the loss of good farmland.

In simple terms, protection may mean balancing the desire to build, against wider issues relating to public amenity. It is the responsibility of the Development Control Group to ensure that this balance is achieved. / Responsibilities of the team.

The Team's broad functions are:

- The management of all development including changes of use through planning applications
- Management of adverts
- Management of listed buildings and conservation area development
- Enforcement of planning regulations with regard to unauthorised developments and uses
- ensuring that development is progressed in a sustainable manner
- Dealing with appeals against refusals to develop, adverts and enforcement action
- Dealing with pre application submissions
- considering the need for environmental impact assessment with regard to all development

The Building Control team works with building owners, developers, builders and architects to help deliver a buildings that meets the standards of health, safety and quality required by the Building Regulations.

The Team's broad functions are:

- Dealing with all types of application submitted under the building regulations
- Enforcement of the building regulations
- Issue notices in respect of demolition.
- responding to reports of dangerous structures at all times of the day or night
- ensure all development proceeds in a safe and sustainable manner in accordance with the building regulations
- provide advice and guidance to enable access for all

Our Contribution to Service Plan priorities 2014/15

Our contribution to the Service Plan priorities last year:

- provided an integrated approach to land use and transport planning in the Vale, by managing new developments in a sustainable manner for the benefit of communities;

Refer to the sections 'What have we achieved' and 'Our contribution to Corporate Priorities' within the 2015/16 Service Plan to help you with this section.

- In conjunction with Democratic Services we have introduced a scheme to allow objectors and applicants to directly address the Planning Committee, thus ensuring both parties have the opportunity to have their views taken into account. [CP/CL6]
- Redevelopment of Penarth Heights continues with Crest now constructing homes on the second half of the site.
- bring forward construction of the road linking Barry Waterfront with Barry Island. Anticipated completion date of the road is summer 2015. [CP/R4]

•The Community Infrastructure Levy continues to be progressed as part of the ongoing Local Development Plan work. We successfully secured nearly £1.2million in s106 contributions during the year and have so far committed to spend nearly £1 million on community improvements benefitting Vale residents. The Council is due a further £14.78 million from signed s106 agreements, and further receipts are anticipated on current ongoing major applications that will in due course be subject to s106 agreements. [CP/R14]

•A Vale of Glamorgan Building Company working in partnership with the Council has been recognised across Wales and UK as best 'Small Builder'.

- As at quarter 3 of 2014/15, our performance when dealing with a range of planning applications and appeals is good, given the considerable increase in submissions. Overall, our performance in relation to planning matters when compared with other councils is generally an improving picture as evidenced by the data below:
- - We dealt with the 4th highest number of applications in Wales and achieved the 5th best determination rates placing us in the top quartile of performers in Wales. [Vale performance 82%, Welsh average 74%]

- - We demonstrated consistent performance when dealing with the number of major applications when compared against other Welsh councils. [Welsh average 178, Vale performance 237]
- - The Council continued to be successful in negotiating S106 agreements to the tune of £ 5,431,630 for 2013/14 period, securing improved community and social infrastructure for Vale residents. We secured 1.2 million in contributions during the year and have spent nearly £1 million to date. The Council is due a further £14.78 million from signed s106 agreements, and further receipts are anticipated on current on-going major applications that will in due course be subject to s106 agreements. S106 money has been used to support public transport and Green links services throughout the Vale of Glamorgan, to provide affordable housing in Sully, to provide a new footway at St. Mary Hill, dropped kerbs at Llantwit Major, public art at Pencoedtre Park and Barry Waterfront (Anchor Memorial Project) and enhancements to public open space in Penarth, Barry, Cowbridge and Culverhouse Cross.
- - During 2013/14, 93.3% of planning applications were approved in the Vale, compared with a national average of 91.6%.
- - 82.1% of appeals against planning application decisions were successfully defended during 2013/14. This was significantly higher than the Wales average of 64.3% and the 2012/13 figure of 65%.
- - The average number of weeks the Vale takes to determine a major application is 24.8. This places the Vale in the upper quartile and above the Wales average of 38.3 weeks.
- - The Vale determined 24.2% of major planning applications within 8 weeks in 2013/14. This places us in the upper quartile and above the Wales average of 15.6%. 67.5% of minor planning applications within 8 weeks, compared with a Wales average performance of 63.3%.

Service Outcome 1:	Residents of the Vale live in safe, healthy, prosperous and sustainable communities.
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Objective 1:	To promote participation in a diverse range of sporting, cultural, recreational and community interests and activities.
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Context for this objective:	Section 106 Legal Agreements enable the Council to mitigate against new developments by securing improvements in local facilities including play facilities, open space and community facilities which increases opportunities for participation in cultural, sporting and recreational activities.
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Ref.	During 2015-16 we plan to:	Success Criteria/ Outcomes we'll achieve from this action are:	High , medium or low priority	Officer responsible for achieving this action	Start Date	Finish Date	How will the work be resourced?	Progress
DS/A056 (HSCW2)	Promote and support community facilities to offer a wide range of leisure and social activities helping to improve residents' health and wellbeing.	Residents have access to varied social and leisure facilities within their communities and are able to participate in activities.	Medium	Dave Knevett	1/4/15	31/3/16	1 FTE	Residents have access to varied social and leisure facilities within their communities and are able to participate in activities.
1.	Support community and sports facilities	helping to improve	<i>High</i>	<i>Victoria Robinson</i>	<i>April 15</i>	<i>March 16</i>	<i>Through the existing</i>	<i>Money is made available and</i>

	to offer a wide range of leisure and social activities.	residents' health and well-being through the provision of funds procured through the section 106 process					<i>section 106 administration fund</i>	<i>facilities are provided as part of new development within the Vale of Glamorgan.</i>
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Service Outcome 2	Development within the Vale is sustainable and the environment is protected and enhanced for current and future generations.
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Objective 3:	To facilitate and promote investment in the local economy in order to secure sustainable economic growth and improve employment opportunities.
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Context for this objective:	<p>Economic activity promotes health and wellbeing and contributes towards cohesive and sustainable communities.</p> <p>The regeneration of our urban environments is fundamental to increasing a range and choice of good quality housing and sustaining and improving our town centres</p>
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Ref.	During 2015-16 we plan to:	Success Criteria/ Outcomes we'll achieve from this action are:	High , medium or low priority	Officer responsible for achieving this action	Start Date	Finish Date	How will the work be resourced?	Progress
DS/A084 (R4)	Work with the Barry waterfront consortium to implement the proposals for the Barry Waterfront scheme including the provision of a new road link to	The regeneration of the Waterfront and the delivery of the new link road to the island	High	MG	1/4/15	31/3/16	Combination of section 106 contribution and loan provided by Welsh Government	Loan agreement and amendments to section 106 agreement signed and works underway

	Barry Island.							
DS/A087 (CP/R3) R1	Work with the developer to progress the redevelopment of Penarth Heights. (2017/18)	redevelopment of Penarth Heights	High	MG	1/4/15	31/3/16	Developer scheme	Proceeding on schedule
OA1	The development of the Renishaw site at Hensol represents a key opportunity to support the wider South Wales economy.	Application is approved with a completed section 106 agreement which mitigates against any negative impact to the highway network through a contribution for sustainable transport	High	MG	1/4/15	31/3/16	As existing	Application is currently progressing.

Service Outcome 2:	Development within the Vale is sustainable and the environment is protected and enhanced for current and future generations.
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Objective 4:	To promote integrated and safe and sustainable transport systems for the Vale.
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Context for this objective:	The promotion of a sustainable, safe and integrated transport system for the Vale of Glamorgan is a priority for the Council. The Council recognises that it is critical that in planning for beneficial economic development, regeneration and growth, full regard is paid to the ability of transport infrastructure to cope with that growth, or alternatively how infrastructure can be improved so that impacts are mitigated.
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Ref.	During 2015-16 we plan to:	Success Criteria/ Outcomes we'll achieve from this action are:	High , medium or low priority	Officer responsible for achieving this action	Start Date	Finish Date	How will the work be resourced?	Progress
DS/A126 (R16)	Promote modal shift by implementing appropriate traffic management systems and improving sustainable transport infrastructure including the	Promotion of modal shift through the use of sustainable transport contributions through section 106 contributions as part of the planning application	High	MG/VR	1/4/15	31/3/16	Ongoing and through Section 106 contributions	Ongoing

	provision of footpaths, cycleways and bridleways to minimise the impact of congestion and maximise tourism and recreational opportunities.	process						
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Service Outcome 2:	Development within the Vale is sustainable and the environment is protected and enhanced for current and future generations.
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Objective 5:	To protect and preserve the Vale’s unique environment by conserving and enhancing special places and by mitigating the impact of development and investment.
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Context for this objective:	<ul style="list-style-type: none"> • It is a priority of the Council to maximise beneficial development within the Vale. Land Use planning has a fundamental role to play in securing sustainable, beneficial and appropriate development in the public interest. Under the Planning and Compulsory Purchase Act 2004, the Council must produce a Local Development Plan to enable appropriate, sustainable development whilst preserving and protecting interests of acknowledged importance. • The Council is able to use section 106 agreements to facilitate development that might otherwise not occur for example affordable housing, education provision, suitable transport, highway improvements, enhancements to public open spaces and improvements to community facilities. • Under the Natural Environment and Rural Communities Act 2006 the Council is obliged to consider the implications for biodiversity in all its activities, ensuring negative impacts are minimised. • The Council also plays a key role in ensuring that building proposals are designed and carried out in accordance with standards set out in the building regulations and approved documents.
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Ref.	During 2015-16 we plan to:	Success Criteria/ Outcomes we'll achieve from this action are:	High , medium or low priority	Officer responsible for achieving this action	Start Date	Finish Date	How will the work be resourced?	Progress
DS/A115 (E8)	Manage all new development in a sustainable manner to ensure the heritage of the Vale of Glamorgan is not compromised. (2016/17)	Meeting all relevant performance targets	H	MG	1/4/15	31/3/16	Ongoing resources	Assessed through performance indicators
DS/A110 (R14)	Maximise the community benefits of new development through the effective use of planning obligations and develop a Community Infrastructure Levy to	The impact of new development on existing communities is minimised, with funding being available to	H	VR/MG	1/4/15	31/3/16	Section 106 contributions	Contributions meet the requirements set out in the Councils SPG

	meet infrastructure requirements in the Vale of Glamorgan.	secure improvements to facilities. New development is integrated into communities						
DS/A184 (E8)	Deliver a full programme of member training on land use and transportation planning	Member development is at the heart of the service, promoting informed and defensible decisions.	H	MG and all team leaders	1/4/15	31/3/16	Ongoing resources	At least 8 hrs. of training is delivered
DS/A116 (CSDP)	Review and have regard to the Council's Conservation Area Management Plans when determining planning applications.	The character and unique qualities of the vale's conservation areas are preserved and enhanced.	H	Marcus Goldsworthy	1/4/15	31/3/16	Within existing staff structure and work practices	Ongoing
CL6	Maintain a scheme that allows objectors and applicants to directly address the	Objectors and applicants have the right to be heard.	H	MG/DRT	1/4/15	31/3/16	Ongoing resources	Introduced at committee

	Planning committee.	Customer satisfaction is increased, as is the perception of the Planning system						
E8	Maintain forward an online customer feedback form for development management/Building Control and Enforcement	The views of customer can be assessed	M	MG	1/4/15	31/3/16	Within existing staff structure and work practices	Ongoing
E8	Update the Vale of Glamorgan Planning Handbook	Quality and up-to-date advice is provided	H	MG	1/4/15	31/3/16	Within existing staff structure and work practices	Ongoing

