

Report to: **Development Management Committee**
Date: **24 November 2020**
Title: **Development Management Action Plan**
Portfolio Area: **Cllr Bastone**
Wards Affected: **All**
Urgent Decision: **N** Approval and clearance obtained: **Y**

Date next steps can be taken: Immediately following this meeting

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Recommendations:

That the Development Management Committee be RECOMMENDED to adopt the Action Plan (as attached at Appendix A) and note that the Overview and Scrutiny Panel will receive a progress update on the Plan within the next six months.

1. Executive summary

- 1.1 Following a decision made on a planning application relating to a development in Tavistock a number of concerns were raised regarding the determination process. Subsequently a review of the Development Management process has taken place. Whilst the application related to a site within West Devon the Development Management policies and procedures are almost identical to those adopted for South Hams Council and any recommendations for changes should also be considered by South Hams.
- 1.2 The review was undertaken by the Senior Legal Specialist and has recommended changes to be made regarding some elements of Development Management Processes and procedure. One of the recommendations of the review that the 'Head of Planning prepare an action plan to implement the recommendations of the review undertaken by the Senior Legal Specialist.

- 1.3 The draft Action Plan at Appendix A sets out the steps/actions that will be undertaken in respect of all of the recommendations contained within the review.

2. Background

- 2.1 Following a decision made on a planning application relating to a development in Tavistock a number of concerns were raised regarding the determination process. Subsequently a review of the Development Management process by the Senior Legal Specialist in connection with that application has taken place. Whilst the application related to a site within West Devon the Development Management policies and procedures are almost identical to those adopted for South Hams Council and any recommendations for change are equally relevant to the policies/procedures with South Hams and should be considered by South Hams members.
- 2.2 The purpose of the review was not to review the individual planning permission but to identify ways in which the Council might learn and improve from.
- 2.3 The review makes a series of recommendations which will help the Council to deliver a more efficient and effective service and improve how it works with its communities.
- 2.4 One of the recommendations of the review which has been approved by the West Devon Development Management and Licensing Committee was that the Head of Planning prepare an action plan to implement the other recommendations of the review.
- 2.5 An Action Plan has been produced following the consideration of the review by West Devon Council. South Hams and West Devon Councils are separate sovereign bodies. However given that the Development Management Procedures for both Councils are very similar it is appropriate for the Development Management Committee consider the proposed Action Plan as the proposals will improve the effectiveness and efficiency of the Service.
- 2.6 Appendix A sets out the steps/actions that are proposed to be undertaken in respect of all of the recommendations contained within the review together with a timescale for each action.

3. Outcomes/outputs

- 3.1 The proposed actions will ensure that the aims of the review to deliver a more effective and efficient Development Management Service are achieved.
- 3.2 Progress against the action plan will be monitored by the Overview and Scrutiny Panel.

4. Options available and consideration of risk

- 4.1 The review undertaken considered that there was a risk of similar issues arising in the future and that an Action Plan was required to set out the issues that will be addressed.

5. Proposed Way Forward

- 5.1 The Action Plan sets out a number of actions on how the approved recommendations from the review will be implemented.

6. Implications

Implications	Relevant to proposals Y/N	Details and proposed measures to address
Legal/Governance	Y	The Review explained that with regard to determining planning applications, the Town and Country Planning Act 1990 sets out the statutory framework within which decisions are to be made and while the Council's Scheme of Delegation under the Local Government Act 1972 sets out who is to make the decision and any internal procedures to be followed.
Financial implications to include reference to value for money	Y	There are no direct financial implications to the Action Plan. However the impact of some of the actions when implemented could have an impact on the level of staff resource required within the Development Management Service.
Risk	Y	The Actions will reduce the risks of reputational damage, poor performance and customer dissatisfaction.
Supporting Corporate Strategy	Y	The Actions will help to deliver an effective and efficient Development Management service while protecting the built and natural environment.
Climate Change - Carbon / Biodiversity Impact	N	There are no direct climate change, carbon or bio-diversity impacts arising from the actions in the plan.
Comprehensive Impact Assessment Implications		
Equality and Diversity	N	There are no direct equality and diversity implications arising from this report
Safeguarding	N	There are no direct safeguarding implications

		arising from this report.
Community Safety, Crime and Disorder	N	There are no direct community safety, crime and disorder implications arising from this report.
Health, Safety and Wellbeing	N	There are no health, safety and wellbeing implications arising from this noting report.
Other implications		

Supporting Information

Appendices:

Appendix A – Development Management Draft Action Plan

Background Papers:

Review of the process followed in connection with Planning Application 3614/18/OPA – Land at SX482725 Plymouth Road, Tavistock.

Approval and clearance of report

Process checklist	Completed
Portfolio Holder briefed/sign off	Yes
SLT Rep briefed/sign off	Yes
Relevant Heads of Practice sign off (draft)	Yes
Data protection issues considered	Yes
Accessibility checked	Yes