

Wigan & St Helens Service Users Forum

Cricket Club, Parsons Walk, Wigan
Thursday, 18th March 2010



AGENDA

9.00 Tea and Coffee

9.30 Commencement of Meeting

Building Control Items

- BC/DC Admin Unification
- Performance
- Part G
- CLG Consultations – Expanding Competent Person Scheme
- CLG Report – Minimising the Burden
- Lord McKenzie Visit
- Fee Changes
- Mediation
- Marketing Strategy
- Building Excellence Awards
- Property Service Review

Approximately 10.20am – break for tea and coffee followed by:

Development Control Items

- Review of Committee Procedures
- CLG Consultation Documents December 09
- PPS4
- Material and Non-Material Working Amendments
- Renewing of Extant Planning Permissions
- Fee's – New Fee's Expected
- LDF Update – Wigan and St Helens
- Performance
- Householder Extension SPD
- Drainage Details – Reminder plans are required



Expected Attendees

Graham Dickman	Wigan Council
Paul Swift	Wigan Council
Martin Stuart	Wigan Council
Chris Carroll	Wigan Council
TBC	St Helens Council
TBC	St Helens Council
TBC	St Helens Council
Arthur Bayley	Bayley Design
Colin Brogan	Balcarres Design and Development Ltd
David Groves	Architectural Services
Anthony Whitehead	Harry Jackson Surveyors Ltd
David Lees	Wigan and Leigh NHS Trust
George Broomes	Building Design Services
Harry Tonge	Steven Abbott Associates
Geoff Makin	G G Makin Plan Drawing Services
Mike Beech	Betterplan Design Ltd
Eddie Webb	Sanderson Watts
Dave Serratt	United Utilities
Tim Smith	ALG Investments (Wigan) Ltd
Derek Gee	NPS North West
John Copeland	Architectural Services
Mark Copeland	Architectural Services
Dale Melling	PAB Architects

<p>Wigan & St Helens Councils Building Control & Development Control Service Users Forum Notes of Meeting: Thursday 18th March 2010</p>
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Attendance:

Graham Dickman	Wigan Council
Paul Swift	Wigan Council
Martin Stuart	Wigan Council
Chris Carroll	Wigan Council
Mike Worden	Wigan Council
Melanie Hale	St Helens Council
Simon Peters	St Helens Council
Colin Brogan	Balcarres Design & Development (Apologies left early)
David Groves	Architectural Services
David Lees	Wigan & Leigh NHS Trust
Harry Tonge	Steven Abbott Associates
Mike Beech	Betterplan Design Ltd
Dave Sherratt	United Utilities
Tim Smith	ALG Investments (Wigan) Ltd
John Copeland	Architectural Services
Mark Copeland	Architectural Services

Action

1. Notes of previous meeting:

Notes of the previous meeting had been circulated with the agenda. Notes discussed, agreed representative. Items of action included:

Planning inspector Tony Wharton's presentation has been circulated. No comments received regarding new BC demolition form (this form has now been adopted and is in use).

Future BC technical seminar on Approved Document G

GD indicated that although officers had been given further guidance on policy C1C, it was not intended to issue an external advice note. This would include a relaxation of part of the policy requirement and could only be formalised through the plan preparation procedure.

GD acknowledged that delays in condition discharge are occurring and that procedures are being looked at. It was noted that this would include how we deal with unsatisfactory submissions, either to treat as on-going or to require a fresh submission with fee.

NH

Greater use of email communication has been requested and we are encouraging staff to use phone and email in preference to snail mail. D Groves commented that this is still far from satisfactory in his experience. PWS to ensure this improves. *Post meeting note J Mann reports he has just approved a housing estate where all the correspondence up to the approval notice was by email. Fire service consultations are now all sent out by email (.where we have an email address).*

PWS

Wigan BC have experienced some problems and delays with Submit-a-Plan and are considering dropping this facility in favour of standard email, forum representatives were asked for their views on this. There was a general agreement that email would work adequately. St Helens BC has done exactly this quite recently.

PWS

2. St Helens BC ISO 9000 Audit

PWS advised the meeting that St Helens BC were unfortunately not represented today. This was because they were undergoing an ISO9000 audit. Roy Benyon had discussed this with Paul previously and both felt that the Forum would agree that the ISO accreditation audit was of paramount importance. Roy had briefed Paul on all relevant matters at St Helens relating to forum activity. Roy apologises to the forum for his non attendance.

(Post meeting Note Roy has confirmed that they were successful and ISO accreditation is to be confirmed- congratulations Roy)

Building Control Items

3. Wigan BC DC Unification

Paul Swift advised the meeting that Wigan's BC and DC admin teams are to merge. This will improve efficiency and flexibility (more staff to cover functions) and will also produce cost savings (vacant posts unfilled). Customers can expect BC admin staff to answer DC calls and vice versa from April

4 Performance

PWS reported performance data supplied by St Helens (copy issued with agendas) on acknowledgements, and speed of application checking.

St Helens 98.26% acknowledge within 3 days (Wigan 100%) St Helens plan check: 99.18% in 10 days (Wigan no data)

St Helens 5 week decisions: 66.82% (Wigan 64%)

St Helens decisions in 2 months 100% (Wigan 71%). Wigan's performance here may appear disappointing by comparison, however this statistic relates to decisions issued. Wigan could issue a decision on all applications which, would by default, be a rejection for all cases where we have asked for information but the agent has so far been unable to provide it. Agents have however told us they prefer not to receive rejections and much prefer for the application to lie dormant until the requested information is available, we are quite prepared to accommodate this request and explain this apparently poor performance statistic accordingly.

Wigan plan check is currently at two weeks for domestic but four weeks commercial, the latter is disappointing and is primarily due to staff annual leave (end of financial year) the rate is expected to improve in April.

Paul also briefed members on more positive Wigan data including number of applications checked during the year (second highest in all Greater Manchester, third highest number per surveyors and overall the most checked within the two month period.)

5. Approved Document G

New Approved Document G will be implemented on 6th April. As reported at previous meeting it contains some significant changes. Provision of wholesome water supply, introduction of provisions for grey water and recycled water, need for water calculator to be completed for new houses, measures to prevent accidental scalding, etc.

Wigan BC will be presenting a technical seminar on the detail requirements in the next month. Mark Copeland asked if a water calculation had to be completed for every new house, PWS confirmed this unless the house was registered under the Code for Sustainable Homes as Code 2 or better. **PWS**

6. CLG Consultations

Expanding the Competent Persons Schemes: Wigan submitted their reply to this before Christmas, We commented that scheme notifications received often contain incorrect addresses and recommended that scheme operators should be required to verify addresses before submitting data. Forum members have until this Friday to make your own representations. Minimising the Burden: The annual report from CLG was also published since our last forum meeting, report acknowledged no comment necessary.

7. BC Fee changes.

CLG issued legislation to totally redraft the BC fee structure a few days ago. It is most unlikely that any authority will introduce new charges by 1st April. Wigan and St Helens are currently formulation their new charges. All charges must reflect the true costs incurred and as with previous schemes should recover costs and not generate excessive profits. **PWS**

Post meeting Note: It is likely that Wigan's new charges will be implemented in June

8. Marketing strategy

Wigan BC are keen to improve the range and volume of activity and a revised marketing plan has been launched. A new information leaflet is being produced to explain our range of services, including the free pre-submission consultations which some agents were apparently unaware of. **PWS**

9. Building Excellence Awards

Wigan held their annual Built in Quality Awards (now called the Building Excellence Awards to follow the renamed national awards) in December.

Winners in 2009 were:

Westgate Building Contractors for Best Domestic Extension.

Tricklebank / Andrew Heywood for Best Housing (small developer) category

Newfield Jones Homes for Best Housing (large developer)

Hughes Brothers Building & Joinery Ltd for Best Sustainability Project.

G & J Seddon Ltd for Best Healthcare Building, and Woodscope Jordan Ltd for Best Commercial Building.

All of our winners have been nominated for the North West regional Building Excellence awards which will take place at the Reebok stadium Bolton on 14th May. **PWS**

(Post meeting note: It was confirmed on 22nd March that 122 nominations had been received, all of Wigan's nominations have been shortlisted as finalists)

10. Mediation

PWS reported that the Building Control Alliance have produced a new mediation scheme for disputes arising between Local Authorities and Approved Inspectors. Paul is now a mediator on this panel.

11. Property Services Review

PWS advised meeting that the Wigan are currently considering outsourcing several property functions through a joint venture company with Norfolk Property Services. Wigan's BC and DC had been considered but it is thought unlikely that they will join the venture. Paul also advised the meeting that Wigan BC are exploring closer working links with the rest of Greater Manchester.

12. Building Regulation Minister Lord McKenzie visits Wigan!

Paul told the meeting that the minister responsible for Building Regulations visited Wigan BC in November. He was passing through and called in to see what goes on in a typical BC office. The minister spoke with several members of staff including Steve Gaskell, John Mann and Roy Collier. He asked what we would change about the present system, we suggested he scrap Building Notices and re introduce standardised U values for one off housing. In a unique reciprocal meeting the minister invited Paul to dinner at the House of Lords in January, an experience which Paul gladly accepted (he was in London on RICS duties anyway) and enjoyed immensely.

Development Control Items

13. Review of Committee Procedures

GD advised that consultants had been engaged to look at the planning committee procedures in Wigan in detail, including notifications, venue, room layout, speaking arrangements etc. This is likely to take a few months to complete, and as part of the process, attendees and users of committee will be asked for their views. **NH**

14. Material & non-material working amendments

GD advised that new procedures had been introduced to deal with changes to approved applications. This is a national requirement, and in Wigan has imposed an additional burden since we are no longer able to deal with changes as working amendments. Fees have now been introduced for the processing of such applications.

15. Renewing extant planning permissions

Similarly a new procedure was introduced in October to allow applications to renew unexpired planning permission via a simplified procedure in response to the economic downturn. Reduced fees have been introduced, however, it is not a rubber stamp, and LPAs can require further information and refuse or impose different conditions where appropriate, for instance due to a change in policy.

16. Update on fees

Although new fees have been introduced for the above items, the government has indicated that there will be no general increase in fees this

year.

17. DCLG Consultation documents

GD and MH provided details of the wide range of recent consultation documents.

- Changes to publicity

Following a review, the government's response has been received. The main changes are a requirement for further on-line advertisement, and to increase consultation periods on listed building/ conservation area notices. However, the hoped for release from the need to advertise in the local press, which imposes a significant financial burden on local authorities, has been retained.

- Reducing number of minor non-domestic applications

Further to the recent changes in householder permitted development rights, the government has consulted on revisions to non-domestic application, with the objective of reducing the number of applications required. This includes new allowances for shops and offices, and revised allowances for industrial concerns and institutions.

Postscript : The changes are to be introduced on 6 April 2010.

- Streamlining information requirements

In response to concerns that some LPAs are requiring unnecessary information to validate applications, a review of requirements is being undertaken. This includes a requirement for authorities to review and consult on their local lists.

- Scaling back planning obligations

In line with regulations due to be issued in April for the introduction of the Community Infrastructure Levy, a consultation has been undertaken which includes both the arrangements for CIL and for the role on Planning Obligations in the new regime. It is recognised that POs will continue to exist (eg for affordable housing), but will be scaled back.

- Development Management

A review of the role of Development Control, to be re-designated Development Management, is presently out for consultation. The aim is to change the focus of DC from being reactive to actively promoting sustainable development. In particular, this will include front-loading the application process, with more emphasis on pre-application consultation.

- Improving the use/ discharge of planning conditions

A further consultation is looking into the issues associated with planning conditions and how they are discharged. The review has identified inconsistency, the number of conditions imposed, and the procedures for discharge as requiring assessment.

- Improving consultation arrangements.

The consultation recognises the role of statutory and non-statutory consultees and their responsibilities, and that the system requires an overhaul, including encouraging use of the Planning Portal e-consultation hub and the monitoring of consultees' performance.

18. LDF update – Wigan & St Helens

MS gave an update on the LDF in Wigan, including work with key stakeholders to confirm the proposed policies in the Core Strategy, with a final full stage of consultations in September/October 2010 and adoption in 2011. In addition, a revision to the Local Development Scheme has been approved which lists Central Area Action Plans for Wigan and Leigh, and an Allocations Plan as being programmed. He also referred to the 2009-based SHLAA which is now available on the Council's website with plans of all sites. This will be updated to 2010 shortly.

SP gave an update on the LDF in St Helens. This includes re-starting consultations on amendments to the Core Strategy, and consultations on four Supplementary Planning Documents.

SP provided a hand-out to forum participants on the implications of the recently issued PPS4 and addressed the main issues, including the revised broadened definition of economic development, the need for robust evidence to support policies and planning decisions, and the replacement of the 'needs' test with an 'impact' test.

19. Wigan Householder SPD

CC presented the proposed changes to the draft SPD following the recent consultation process, indicating that the document is anticipated to be adopted in early Summer 2010. A number of comments were raised from forum attendees with a focus on the potential for the policies to stifle individual development and the difficulties of persuading clients where the 'rules' do not meet their expectations. Issues of permitted development, where this would conflict with the guidance were also discussed. CC clarified that the policies would be interpreted in the individual context of sites, and was intended to provide guidance on good practice.

Development Control Performance in Wigan

Quarter Ending	Major (Target 60% in 13 weeks)			Minor (Target 65% in 8 weeks)			Other (Target 80% in 8 weeks)		
	Total Major Apps	Major Apps Determined in 13 weeks		Total Minor Apps	Minor Apps Determined in 8 weeks		Total Other Apps	Other Apps Determined in 8 weeks	
	Determined	Number	%	Determined	Number	%	Determined	Number	%
31/03/2009	10	7	70.00	97	87	89.69	181	168	92.82
30/06/2009	10	6	60.00	91	80	87.91	235	226	96.17
30/09/2009	6	4	66.67	117	108	92.31	227	214	94.27
31/12/2009	11	10	90.91	131	114	87.02	239	227	94.98
Total	37	27	72.97	436	389	89.22	882	835	94.67



Development Control Performance in St Helens

Quarter Ending	Major (Target 60% in 13 weeks)			Minor (Target 65% in 8 weeks)			Other (Target 80% in 8 weeks)		
	Total Major Apps	Major Apps Determined in 13 weeks		Total Minor Apps	Minor Apps Determined in 8 weeks		Total Other Apps	Other Apps Determined in 8 weeks	
	Determined	Number	%	Determined	Number	%	Determined	Number	%
31/03/2009	13	10	76.92	71	64	90.14	151	143	94.70
30/06/2009	8	4	50.00	76	69	90.79	151	144	95.36
30/09/2009	13	11	84.62	79	70	88.61	188	180	95.74
31/12/2009	12	10	83.33	74	66	89.19	167	160	95.81
Total	46	35	76.09	300	269	89.67	657	627	95.43



Acknowledgements Issued

	Within 3 Days	Outside 3 Days	Percentage within 3 Days	Total Percentage Within 3 Days
01 April 2009 - 31 August 2009	365	3	99.18%	98.26%
01 September 2009 - 28 February 2010	513	14	97.34%	

% Plans Checked within 10 working days

	Within 10 days	Outside 10 Days	Percentage within 10 Days	Total Percentage Within 10 Days
01 April 2009 - 31 August 2009	208	1	99.52%	99.18%
01 September 2009 - 28 February 2010	257	3	98.83%	

% Decisions given within 5 Weeks

	Within 5 Weeks	Outside 5 Weeks	Percentage within 5 Weeks	Total Percentage Within 5 Weeks
01 April 2009 - 31 August 2009	152	52	74.14%	66.82%
01 September 2009 - 28 February 2010	163	111	59.49%	

% Decisions given within 2 Months

	Within 2 Months	Outside 2 Months	Percentage within 2 Months	Total Percentage Within 2 Months
01 April 2009 - 31 August 2009	204	0	100%	100%
01 September 2009 - 28 February 2010	274	0	100%	

Information compiled by Darren Neal

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