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## Planning Committee

17 December 2009

Report of the Director of City Strategy

## Planning Performance Agreements - Charter

### Summary

1. To request the formal adoption by Members of a Charter for use in the formulation and implementation of Planning Performance Agreements (PPAs).

### Background

2. Members will recall that a draft Charter for PPAs was presented to Committee on 27 August 2009, for comments prior to public consultation. It was reported that PPAs were formally introduced on 6<sup>th</sup> April 2008, with the objective being to improve the quality of major or complex planning applications and the decision making process involved. They aim to bring together the Local Planning Authority, applicant and key participants in the formulation, consultation and assessment of development schemes. The Charter sets out the framework for drawing up a PPA, including the level of commitment, engagement, resources to be employed, and the process that will be followed.

### Consultation

3. Members approved the draft Charter subject to some minor alterations and subject to a 6 week consultation period to include:-
  - Consultation with planning agents and consultants
  - Consultation with community groups and amenity bodies
  - Consultation with statutory and the main non statutory consultees
  - Placement of the Charter document on the Council's website and in the Council Offices

### Analysis

4. The results of the consultation process are tabulated at Annex 1. Of the 7 responses received, 5 were from national consultee organisations and 2 from local planning agents. The comments received were generally supportive of the Charter, with some of the respondents requesting that more information be submitted by applicants to be able to better assess proposals. As a result of the consultation exercise no significant changes to the Charter are proposed (see Annex 2), although the main responsibilities of CYC and of the developer are listed in paragraphs 12 and 14 for clarity (changes highlighted in italics and underlined).

## **Options**

5. Option A. Do not approve and adopt the PPA Charter. This option is not recommended.
6. Option B. Approve the PPA Charter as set out in Annex 2. This option is recommended
7. Option C. Approve the PPA Charter with modifications. This option is not recommended.

## **Corporate Objectives**

8. The charter and the introduction of Performance agreements for large schemes will help to support the City's economy, and help to ensure the special qualities of the City are considered at the earliest stages of development process. The Charter therefore supports the corporate objectives relating to making York a thriving city and a sustainable city, as well a contributing towards a more effective organisation.

## **Implications**

- 9 Financial – There are no financial implications directly arising from the adoption of a charter for Planning Performance agreements
- 10 Human Resources – There are no Human Resources implications directly involved within this report and the recommendations within it other than the need to allocate officer time towards the more formalised pre application processes.
11. Legal – There are no known legal implications associated with this report or the recommendations within it.
12. There are no known Equalities, Property, Crime & Disorder or other implications associated with the recommendations within this report.

## **Risk Management**

13. In compliance with the Council's Risk Management Strategy. There are no risks associated with the recommendations of this report.

## **Recommendations**

14. That Members agree Option B to approve the Charter for use in the preparation of Planning Performance Agreements.

## **Reason**

15. To provide a project management framework for handling large scale or complex major planning applications which will provide certainty for all development partners.

## Contact Details

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Report Approved

Date

7 December 2009

**Specialist Implications Officer(s)** None.

**Wards Affected:**

All

For further information please contact the author of the report

**Background Papers:**

Planning Performance Agreements: a new way to manage large-scale major planning applications - Government response to consultation replies. Department of Communities and Local Government (CLG). May 2007

Implementing Planning Performance Agreements: Guidance Note by CLG and Planning Advisory Service. June 2009

Development Management Guidance and Discussion Document :Planning Advisory Service and Addison Associates. June 2008

Killian Pretty Review - Planning Applications: A faster and more Responsive system November 2008 CLG

Government Response to the Killian Pretty Review: CLG. March 2009

**Annexes:**

Annex 1 – Summary of comments received on Consultation Draft Document

Annex 2 - Revised Draft of Charter