

## Spatial Planning

**Director:** Charles Uzzell  
**Executive Lead:** Cllr David Thomas

### Building Control

What is provided?	Why is it provided?	What drives demands?	Budget Reference
Through a variety of legislation the Building Control service administers and enforces a framework of national technical standards covering the design, construction, extension, adaptation and use of all types of buildings frequented by people. These standards also include provisions for: structural stability, fire protection, means of escape in case of fire, drainage, sound insulation, and ventilation.	Building Control is a statutory service, which regulates the built environment. This includes the health, safety, welfare and convenience of persons in and around buildings, the provision of access and facilities for persons with disabilities and the conservation of fuel and energy.	In the last calendar year the service collated and checked 8,986 applications for compliance with Building Regulations.  During 2013/14, 625 fee-paying & 8,361 non-fee paying applications were registered and processed. 6,700 site visits were carried out by officers to advise, pre-empt contraventions and satisfactorily complete compliant building projects.	650

### Spatial Planning and Implementation

What is provided?	Why is it provided?	What drives demands?	Budget Reference
<p>The receipt, validation, plotting and enforcement of all planning applications, administration of appeals.</p> <p>Production of strategic plans and policies to provide a framework for development proposals and investment e.g. Local Plan, Development Plans.</p> <p>Other work includes: Neighbourhood Planning; Local Development Orders; Community Infrastructure Levy / S106; Sustainability Appraisal and Environmental Assessment; Design Review; Masterplanning; Marine and nature conservation.</p> <p>Also incorporating Customer Service &amp; Planning Support team.</p>	<p>Many strategic frameworks for planning are statutory e.g. Local Plan, National Planning Policy Framework</p> <p>Planning applications are regulated by government targets</p>	<p>700 enquiries on the need for planning permission per year, 800 pre-application enquiries per year (around 60 for major development), 1,400 applications per year (around 35 for major development i.e. one off major developments, not the usual definition of major)</p> <p>Torbay has a duty to ensure a rolling 5 year supply of land for new homes. Under the existing Local Plan, Torbay has to provide just under 300 new homes per annum.</p> <p>Key indicators (for the Government's special measures provisions) 100% of Major Planning Applications in this quarter were determined within 13 weeks.</p>	653

## Environmental Policy

What is provided?	Why is it provided?	What drives demands?	Budget Reference
<p>Environmental Policy covers the statutory and advisory role of Strategic and Local Planning, Transportation and Environmental Policy/Sustainability. This includes preparation of input into the South West Regional Spatial Strategy &amp; Regional Transport Strategy, the Council's LDF, Local Transport Plan, Transport delivery reports, South Devon Link Road, Waste Strategy, Climate Change, Sustainable Energy and other strategic plans and policies plus associated policy implementation and research, monitoring and project management.</p>	<p>This is a non-statutory service which helps the Council meet several statutory obligations including:</p> <ul style="list-style-type: none"> <li>Production of the Local Transport Plan, Municipal Waste Management Strategy.</li> <li>Reducing greenhouse gas emissions, climate change, recycling targets</li> <li>Obligations in respect of listed buildings and National Planning Policy framework for historic environments</li> </ul>	<p>The four key drivers for the service are:</p> <ul style="list-style-type: none"> <li>• the need to ensure Torbay has the essential infrastructure it requires to function</li> <li>• the need to ensure compliance with statutory responsibilities</li> <li>• the need to reduce costs, secure funding and support economic growth</li> <li>• the need to provide professional advice and guidance</li> </ul>	<p>652</p>