



States of
Guernsey

Access to Public Information Request

Date of receipt: 8th April 2019

Date of response: 8th May 2019

Request for information relating to Development and Planning Authority data relating to applications, 'residential dwelling' applications, 'Dower Unit' applications, 'Extension Unit' applications, complaints and compliments against the D&PA, Judicial Reviews, Administrative Review Panels and staff training

Request for information:

(The following request was received on 29th March 2019)

The following information is being requested please under the "Code of Practice for Access to Public Information". Can you please provide the information by email, not as paper copies?

Information on Planning Applications Received by the DPA for the period 2009 to 2018 inclusive

The number of applications for planning consent the DPA have received per year in total; the number of applications per year received by the DPA that related to residential dwellings; the number of applications per year for residential dwellings that the DPA regarded as applications for extensions; the number of extension applications per year regarded by the DPA as dower units; for each category and sub-category can you please advise on the number of applications that were approved without conditions, that were approved but with conditions imposed, and the number rejected; for each category can you please advise the number of applications in which you received an objection; for residential properties with conditions, can you please provide a summary of what conditions were imposed.

Are there any annual reports on planning applications that are available and if so could you email them please?

Information about application FULL 2018/2026

Can you please provide the dates and types communication (e.g. email, telephone and face to face meetings) between the DPA and applicants.

Complaints and Compliments for the DPA regarding planning consents

Can you please advise the number of complaints and compliments per year against the DPA from January 2009 to the current date, by category. Are any of the investigations of the complaints and compliments publicly available, or are a summary of complaints and compliments available in which case could you please email them to me?

Administrative Review Panels (ARP)

Can you please advise how many requests for ARPs by year there have been since 2009, where decisions of the DPA have been questioned?. If reports are publicly available can you please provide them.

Judicial Review

Can you please advise how many requests for Judicial Review against DPA decisions there have been since 2009, and if reports are publicly available can you provide them please.

Can you please advise or provide further information on judicial review against a planning decision on Guernsey, particularly who to make the request for a review, and how the request should be made.

Information about Staffing and Training of Planners

Can you please advise the number of planning officers who make recommendations in the Planning Directorate in Guernsey, the proportion that have a town planning qualification and are chartered town planners? Can you also please advise if there is a public register of town planners that our planners sit on.

(A further request for additional information was received on 31st March 2019)

Further Information Requested under the Code of Practice for Access to Public Information

For the section headed Information on Application FULL 2018/2026 can I please also have an electronic copy of all internal reports and draft reports on the application, and all emails and notes made by Planning Officers on the plan and on submissions/representation on the plan, and copies of all plans submitted. I would also like please a copy of the

communication in the Notification of Grant of Planning Permission in which the applicant stated that property will only be occupied only by a single household, and copies of the applicant's agent's letters of 31st July and 30th August also referred to in the Notification,

I hope all my requests are clear, but if not please dont hesitate to contact me by email to clarify.

(On 6th April 2019 the Corporate Communications Team replied to advise part of the request for information was likely to be considered ‘voluminous’ under exception 2.9 of the Code of Practice for Access to Public Information. The following response was received on 8th April 2019)

I am sorry you considered the first part of my request would currently fall under the API Code’s exception 2.9 which relates to voluminous requests, as you consider it relates to a large amount of data for various types of planning application over a 9 year period.

My intention is not to look for a large amount of data, but rather a relatively small volume of summary statistics that describe the Development and Planning Authority’s (DPA) activity and outcomes as regards planning applications. I had expected that many, if not all, of the summary statistics I requested would have already been produced to help the DPA in its’ business planning. I had also anticipated that summary statistics would be publicly available, and if they are I am sorry I have not been able to locate them on the States website.

I hope the following “skeleton” tables assist you in understanding more precisely my request. I would be happy to discuss this further with yourself and/or an analyst already tasked with producing DPA statistics, if you feel that further precision would be helpful.

Table A. Request of Summary Statistics of DPA activity

Column	1	2	3	4
Year	Number of Applications in Total	Number of the Total Applications for category” Residential Dwelling”	Number of the “Residential Dwelling Applications” for sub-category “Extension”	Number of the “Extension” Applications for sub-category “Dower Unit”
2009				
2010				
2011				
2012				
2013				
2014				

2015				
2016				
2017				
2018				

Table B: Summary Statistics Related to “Residential Dwelling” sub Category Extensions
(Table A, Column 3 gives the Denominator for each Year)

Year	“Residential Dwelling Applications” for sub-category “Extension”, by objection(s) received by DPA or not (Number)	Result of Application (Number);	Method of Determination (Number);
2009	No objection; Yes, objection(s) received;	Approved; Approved with Conditions; Rejected.	Delegated Powers; Board, after referral to an Open Planning Meeting
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			

Table C: Summary Statistics Related to “Residential Dwelling” sub-Category Extensions, sub sub-Category “Dower Unit” (Table A, Column 4, gives the denominator for each year).

Year	Applications in sub-sub-category “Dower Unit”, by objection(s) received or not (Number)	Result of Application (Number);	Method of Determination (Number);
2009	No objection Yes, objection(s)	Approved; Approved with Conditions; Rejected.	Delegated Powers; Board, after referral to an Open Planning Meeting

2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			

Following your request, I have further requests under Access to Public Information please;

1. Can you please inform me what publicly available or internally produced statistical reports the DPA receives or has received regarding its development and planning business?
2. Can you please inform me what data items the DPA holds on each planning application, specifically the data fields that are recorded, the definitions of the data fields, and the scale used to measure/record each field (in other words, the “meta-data”). Can the DPA please provide me with a table of this meta-data.
3. Can you please inform me what databases the DPA use to record information about applications, its response to applications, and the outcome of applications?
4. Can you please advise me if the DPA has a classification system for the type of “conditions” it may impose on an application, and if so can this be shared please?

Response:

Information on Planning Applications Received by the DPA for the period 2009 to 2018 inclusive

The Development and Planning Authority publishes statistical data online including the total number of applications received per year under its ‘Monitoring of Plans and Service’ reports which can be found here https://gov.gg/past_plans_and_monitoring. The reports also contain statistical information relating to the number of applications decided, the refusal rate and the appeal rate.

This application seeks access to data that is not regularly collated and therefore would not be accessible without a very significant amount of time dedicated to searching back through several years’ worth of weekly planning publications. However, the weekly publications are published online at <http://planningexplorer.gov.gg/portal/servlets/WeeklyListServlet>

Further to the information already published online we can provide figures for the number of householder applications received in each of the last three years. Those figures are as follows:

2018 - 919

2017 - 963

2016 - 932

Because of the very substantial amount of data requested beyond what has been provided here, exception 2.9 (Voluminous requests) of the Code of Practice for Access to Public Information is applied.

Information about application FULL 2018/2026

The relevant communications relating to this application were a letter from Development & Planning Authority dated 16 October 2018, telephone conversations on 19 and 20 February 2019 and emails received by the Development & Planning Authority on 20 and 21 February 2019.

In relation to the further questions submitted under the Code of Practice for Access to Public Information on the 31st March, the Decision Notice including the reasons and conditions relating to application FULL 2018/2026 are available online here <http://buildingexplorer.gov.gg/Northgate/Images/Planning%20Decisions%20PDFs/FULL-2018-2026.pdf>

Public notice was given that plans for this planning application were available to view at Sir Charles Frossard House ahead of a decision being made, as is the normal process with all planning applications. The D&PA is not able to share those plans more widely as they are the property of a third party and subject to exception 2.12 (Privacy of an individual).

Similarly internal documents including correspondence with the applicant are subject to exceptions 2.12 and 2.14 (Information given in confidence).

Complaints and Compliments for the DPA regarding planning consents

6 complaints have been made against the Planning Service since January 2009.

There have been no requests for Administrative Review Panels since January 2009.

There has been one judicial review held since January 2009. The D&PA is not aware of any associated, publically available report.

For advice or information on the judicial review process, the applicant is advised to make contact with the Court or seek the advice of an advocate.

Information about Staffing and Training of Planners

The D&PA employs 18 planning officers. Most are chartered town planners however the specific details of their individual qualifications are subject to exception 2.8 (Public employment) under the Code of Practice for Access to Public Information.

Responses to further questions submitted on 8 April 2019

Statistical reports for the Development & Planning Authority are available online at [https://gov.gg/past plans and monitoring](https://gov.gg/past_plans_and_monitoring).

The D&PA is not able to provide a table of 'meta data'. Exception 2.9 is applied.

The D&PA uses an Oracle database.

The D&PA uses a combination of standard and non-standard conditions, therefore no single list of conditions is available. Conditions relating to specific planning applications are published as part of Decision Notices.