

Bath & North East Somerset Council

MEETING:	Development Management Committee	
MEETING DATE:	24 August 2016	AGENDA ITEM NUMBER
TITLE:	Quarterly Performance Report April – June 2016	
WARD:	ALL	
AN OPEN PUBLIC ITEM		
List of attachments to this report:		
Analysis of Chair referral cases		

1 THE ISSUE

At the request of Members and as part of our on-going commitment to making service improvements, this report provides Members with performance information across a range of activities within the Development Management function. This report covers the period from 1 April – 30 June 2016.

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<http://www.bathnes.gov.uk/services/planning-and-building-control/latest-news>

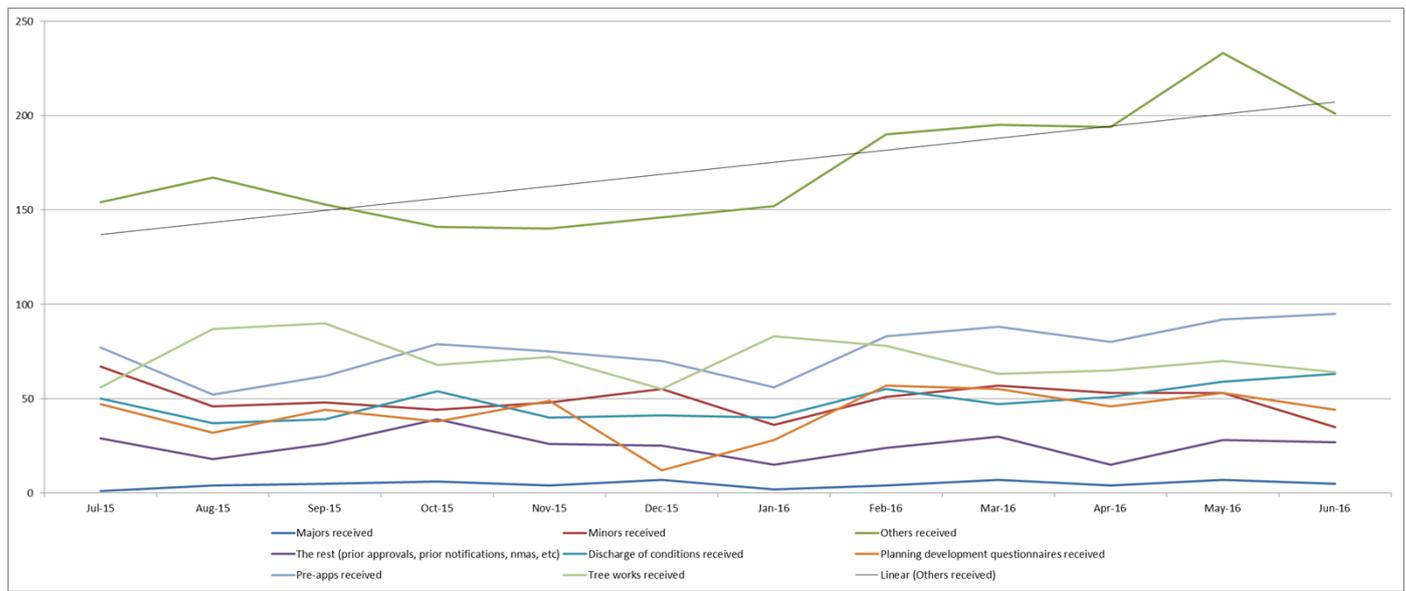
2 RECOMMENDATION

Members are asked to note the contents of the performance report.

3 THE REPORT

Tables, charts and commentary

Table 1 - Comparison of applications determined within target times



% of planning applications in time	2015/16				2016/17			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
% Majors in time	64%	78%	59%	85%	71%			
% Minors in time	67%	71%	76%	82%	81%			
% Others in time	77%	81%	85%	87%	80%			

Table 1 highlights:

- The chart above shows a big increase in planning applications received since April, but excellent performance during Apr to Jun has been maintained well above the national targets particularly in the Major and Minor categories.

Note: Major (10+ dwellings/0.5 hectares and over, 1000+ sqm/1 hectare and over); Minor (1-10 dwellings/less than 0.5 hectares, Up to 999 sqm/under 1 hectare); Other (changes of use, householder development, adverts, listed building consents, lawful development certificates, notifications, etc).

Table 2 - Recent planning application performance statistics

Application nos.	2015/16				2015/16			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Received	650	646	589	675	740			
Withdrawn	52	73	76	65	56			
Delegated no. and %	553 (97%)	570 (96%)	514 (96%)	488 (97%)	601 (95%)			
Refused no. and %	56 (10%)	35 (6%)	52 (10%)	35 (7%)	59 (9%)			

Table 2 highlights:

- B&NES have shown a 4% rise in planning application numbers when compared to the previous 12 month period which is above the national trend (less than 1%). A notable rise was in the “Others” category since February this year.
- The current delegation rate is slightly above the last published England average of 94% (Year to Mar 2016).

- Percentage of refusals on planning applications remains low when compared with the last published England average of 12% (Year ending Mar 2016).

Table 3 – Dwelling numbers

Dwelling numbers	2015/16				2016/17			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Major residential (10 or more dwellings) decisions	13	2	9	4	2			
Major residential decisions granted	9	2	8	3	1			
Number of dwellings applied for on Major schemes	1137	180	225	354	203			
Number of dwellings permitted on schemes	1636	114	719	228	116			
Number of dwellings refused on schemes	103	41	151	83	80			

Table 3 highlights:

- Numbers of major residential planning decisions (10 or more dwellings) has fallen over the last couple of quarters.

Table 4 - Planning Appeals summary

	Jul – Sep 2015	Oct – Dec 2015	Jan – Mar 2016	Apr – Jun 2016
Appeals lodged	27	20	19	18
Appeals decided	23	25	25	16
Appeals allowed	8 (42%)	8 (42%)	7 (28%)	6 (43%)
Appeals dismissed	11 (58%)	11 (58%)	18 (72%)	8 (57%)

Highlights:

- Appeal costs in association with applications overturned at committee amount to £75,000 (Temple Inn Lane, Temple Cloud Appeal) for this financial year so far.
- In the year to Jun 2016 there has been an 8% drop in appeal numbers.
- Over the last 12 months our performance on appeals allowed is slightly above the national average at 38% (national average approx. 35%).

Table 5 - Enforcement Investigations summary

	Jul – Sep 2015	Oct – Dec 2015	Jan – Mar 2016	Apr – Jun 2016
Investigations launched	220	133	194	165
Investigations on hand	450	369	322	341
Investigations closed	98	216	296	150
Enforcement Notices issued	2	3	3	13
Planning Contravention Notices served	3	9	6	8

Breach of Condition Notices served	0	0	1	1
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The figure shown in **Table 5** indicates a 15% decrease in the number of investigations received this quarter, when compared with the previous quarter. 22 notices have been served during this quarter.

Table 6 – Other areas of work (application handled but not included in national returns)

The service also has formal procedures in place to deal with pre-application advice, householder development planning questionnaires, discharging conditions on planning permissions, prior approvals, prior notifications and non-material amendments to list a few. **Table 6** below shows the total number of these types of procedures that require resource to action and determine.

During the last quarter the volume of these procedures received in the service has noticeably increased from the previous quarter figure following the trough in the winter months.

Table 6

	Jul – Sep 2015	Oct – Dec 2015	Jan – Mar 2016	Apr – Jun 2016
Other types of work	507	530	574	651

Table 7 – Works to Trees

Table 7 below shows the number and percentage of tree applications and notifications determined.

Table 7

	Jul – Sep 2015	Oct – Dec 2015	Jan – Mar 2016	Apr – Jun 2016
Number of applications for works to trees subject to a Tree Preservation Order (TPO)	20	16	22	9
Percentage of applications for works to trees subject to a TPO determined within 8 weeks	80%	100%	100%	100%
Number of notifications for works to trees within a Conservation Area (CA)	161	207	164	138
Percentage of notifications for works to trees within a Conservation Area (CA) determined within 6 weeks	98%	100%	99%	99%

Table 7 highlights:

- There has been a drop in the numbers of TPOs and Notifications the first half of this year after the seasonal rise during last autumn.
- Performance on determining applications for works to trees subject to Tree Preservation Orders and on dealing with notifications for works to trees within a Conservation Area remains excellent.

Table 8 - Customer Feedback

We have received more compliments than complaints in Planning. One complaint was upheld in the last 12 months.

Table 8

Customer Feedback	Jul – Sep 2015	Oct – Dec 2015	Jan – Mar 2016	Apr – Jun 2016
Compliments received	11	18	6	12
Complaints received	9	4	5	11
Complaints upheld	0	0	0	1
Complaints Not upheld	8	2	4	4
Complaints Partly upheld	1	2	1	0

Table 9 - Ombudsman Complaints

When a customer remains dissatisfied with the outcome of the Corporate Complaints investigation they can take their complaint to the **Local Government Ombudsman** for an independent view.

Table 9

Ombudsman Complaints	Jul – Sep 15	Oct – Dec 15	Jan – Mar 16	Apr – Jun 16
Complaints received	3	3	3	4
Complaints upheld	0	0	2	0
Complaints Not upheld	4	2	2	3

Table 10 – Section 106 Agreements and Community Infrastructure Levy (CIL)

Members will be aware of the Planning Obligations SPD was first published July 2009. Planning Services have spent the last few years compiling a database of Section 106 Agreements. This is still in progress, but does enable the S106 Monitoring Officer to actively monitor the delivery of agreed obligations. The Council started to charge the Community Infrastructure Levy (CIL) from

April of last year. Early CIL collection figures have been added to the table below – these financial overview sums will be refreshed for every quarterly report.

Table 10 (Note: all figures are for guidance only because of the further work still being undertaken in monitoring)

Section 106 and CIL	Apr – Jun 2016	Jul – Sep 2016	Oct – Dec 2016	Jan – Mar 2017	Annual running total (fin year)
S106 Funds agreed	£384,663.86				£384,663.86
S106 Funds received	£169,477.00				£169,477.00
CIL sums overview Potential to date	£4,293,262.47				
CIL sums overview Collected to date	£258,297.42				

Table 11 – Accredited Agents

A list of current Accredited Agents is displayed on the [council website](#). These agents have shown they fully understand how to submit a properly prepared planning application which means they are quicker for us to process and so reduce delays for the customer.

Table 11

	Jul – Sep 2015	Oct – Dec 2015	Jan – Mar 2016	Apr – Jun 2016
Numbers of Accredited Agents	25	29	29	29
Numbers of householder applications submitted by Accredited Agents	28	43	44	55

Table 12 – Chair referrals

Table 12 below shows the numbers of planning applications where Chair decision has been sought to either decide the application under delegated authority or refer to Development Management Committee. **A further analysis of Chair referral cases is attached as an Appendix item to this report.**

	Jul – Sept 2015	Oct – Dec 2015	Jan – Mar 2016	Apr – Jun 2016
Chair referral delegated	15	20	13	14
Chair referral to DM Committee	14	10	8	19

Table 13 – 5 Year Housing Land Supply against Total Planned Provision 13,000 for 2016/17 – 2020/21

A	Total Planned Provision	2011-29	13,000 dwellings	722 per annum
B	Built over years 1-5	11/12 - 15/16	3,026	548 pa
C	Plan requirement for years 1-10 (5 years hence)	11/12 - 20/21	7,220	722 pa x 10 yrs
D	5 year Supply Requirement (100%)	16/17 - 20/21	4,194	C - B
E	5 year Supply Requirement (with 5% buffer)	16/17 - 20/21	4,404	D + 5%
F	5 year Supply Requirement (with 20% buffer)	16/17 - 20/21	5,033	D + 20%
G	Deliverable Supply (#)	16/17 - 20/21	5,438	
H	Deliverable Supply buffer (%)	16/17 - 20/21	30%	
I	Deliverable Supply (#) over 100% requirement	16/17 - 20/21	1,244	G - D
J	Deliverable Supply (#) over 105% requirement	16/17 - 20/21	1,034	G - E
K	Deliverable Supply (#) over 120% requirement	16/17 - 20/21	405	G - F

Between 2016 and 2021 BANES needs to deliver 4,194 dwellings (D) and be able to identify a deliverable supply of 5,033 dwellings (F). The 20% buffer is a national requirement needed to ensure delivery. Against these requirements the Council can currently identify a deliverable supply of 5,438 (G). Not all of this deliverable supply has a full, reserved matters, or outline planning permission. Further, the supply figure can change if planning and development timetables change. For example if a major planning application is refused, this would entail time to prepare revisions or appeal the decision, or, it may take longer than expected for a land trader to sell on a planning permission to a developer.

Contact person	John Theobald, Project/Technical and Management Support Officer, Development 01225 477519
Background papers	CLG General Development Management statistical returns PS1 and PS2 + Planning applications statistics on the DCLG website: https://www.gov.uk/government/statistical-data-sets/live-tables-on-planning-application-statistics
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