

Bath & North East Somerset Council

MEETING: Planning Committee

MEETING DATE: 19 Oct 2022

AGENDA ITEM NUMBER

TITLE: Quarterly Performance Report covering period 1 July – 30 Sept 2022

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 Planning.

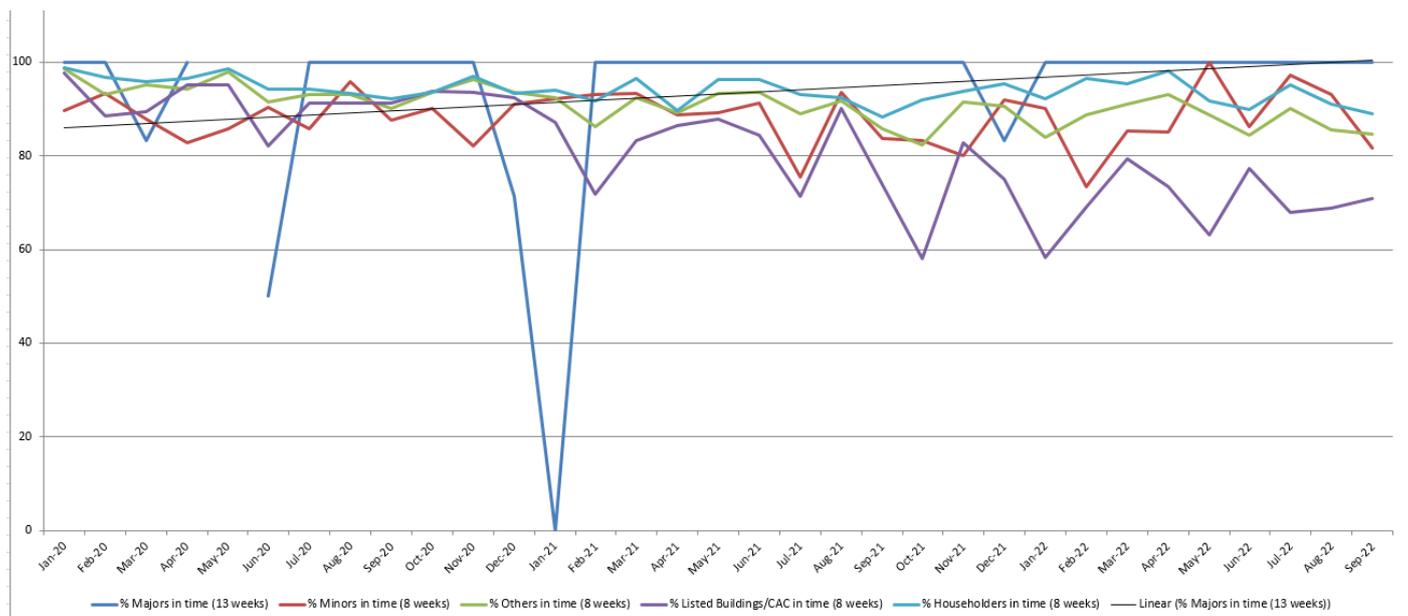
2 RECOMMENDATION

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

3 THE REPORT

Tables, charts and commentary

1 - Comparison of Applications Determined Within Target Times



% of planning applications in time	2020-2021				2021-2022			
	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
% Majors in time	(9/11) 82%	(4/5) 80%	(10/10) 100%	(8/8) 100%	(8/9) 89%	(11/11) 100%	(4/4) 100%	(7/7) 100%
% Minors in time	(89/101) 88%	(129/139) 93%	(96/107) 90%	(94/113) 83%	(83/97) 86%	(78/94) 83%	(75/83) 90%	(93/103) 90%
% Others in time	(370/393) 94%	(401/443) 91%	(487/529) 92%	(411/463) 89%	(353/400) 88%	(379/431) 88%	(373/420) 89%	(332/383) 87%

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

2 - Recent Planning Application Performance

Application nos.	2020-2021				2021-2022			
	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
Received	695	768	774	621	643	710	610	618
Withdrawn	41	58	60	45	47	60	51	42
Delegated no. and %	486 (96%)	570 (97%)	633 (97%)	556 (95%)	481 (95%)	526 (98%)	482 (95%)	472 (96%)
Refused no. and %	50 (10%)	30 (5%)	39 (6%)	34 (6%)	39 (8%)	42 (8%)	34 (7%)	30 (6%)

3 – Dwelling Numbers

Dwelling numbers	2020-2021				2021-2022			
	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
Major residential (10 or more dwellings) decisions	0	1	4	2	4	3	3	0
Major residential decisions granted	0	1	3	2	3	1	2	0
Number of dwellings applied for on Major schemes	100	423	0	10	502	103	300	776
Number of dwelling units permitted on schemes (net)	280	393	143	88	273	105	610	46

4 - Planning Appeals

	Oct – Dec 2021	Jan – Mar 2022	Apr – Jun 2022	Jul – Sep 2022
Appeals lodged	14	24	20	8
Appeals decided	21	21	19	5
Appeals allowed	8 (42%)	4 (21%)	4 (21%)	0 (0%)
Appeals dismissed	11 (58%)	15 (79%)	15 (79%)	4 (100%)

5 - Enforcement Investigations

	Oct – Dec 2021	Jan – Mar 2022	Apr – Jun 2022	Jul – Sep 2022
Investigations launched	61	118	113	140
Investigations in hand	263	298	356	407
Investigations closed	70	86	58	84
Enforcement Notices issued	2	0	0	2
Planning Contravention Notices served	3	1	4	1
Breach of Condition Notices served	0	0	0	0
Stop Notices	0	0	0	0
Temporary Stop Notices	0	0	0	0
Injunctions	0	0	0	0

6 – Other Work (applications handled but not included in national returns)

The service also processes other statutory applications (discharging conditions, prior approvals, prior notifications, non-material amendments etc) and discretionary services like pre-application advice. The table below shows the number of these applications received

	Oct – Dec 2021	Jan – Mar 2022	Apr – Jun 2022	Jul – Sep 2022
Other types of work	323	385	342	441

7 – Works to Trees

	Oct – Dec 2021	Jan – Mar 2022	Apr – Jun 2022	Jul – Sep 2022
Number of applications for works to trees subject to a Tree Preservation Order (TPO)	27	28	23	18
Percentage of applications for works to trees subject to a TPO determined within 8 weeks	89%	86%	96%	100%
Number of notifications for works to trees within a Conservation Area (CA)	250	177	148	173
Percentage of notifications for works to trees within a Conservation Area (CA) determined within 6 weeks	97%	98%	96%	93%

8 – Corporate Customer Feedback

The latest quarterly report is published here:

<https://beta.bathnes.gov.uk/view-complaint-reports>

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.

Ombudsman Complaints	Oct – Dec 21	Jan – Mar 22	Apr – Jun 22	Jul – Sep 22
Complaints upheld	0	1	0	0
Complaints Not upheld	1	0	0	0

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

Members will be aware of the Planning Obligations SPD first published in 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/CIL Monitoring Officer to actively monitor the delivery of agreed obligations. S106 and CIL financial overview sums below will be refreshed for every quarterly report. CIL annual reports, Infrastructure Funding Statement and Infrastructure Delivery Plan 2020 are also published on our website: <https://beta.bathnes.gov.uk/policy-and-documents-library/annual-cil-spending-reports>

(Note: figures are for **guidance only** and could be subject to change due to further updates with regards to monitoring S106 funds)

S106 Funds received (2022/23)	£185,702.60
CIL sums overview - Potential (April 2015 to date)	£14,288,871.73
CIL sums overview - Collected (April 2015 to date)	£23,597,094.57

11 – 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 Planning Committee. A further **analysis of Chair referral cases** is in Appendix 1 below.

	Oct – Dec 2021	Jan – Mar 2022	Apr – Jun 2022	Jul – Sep 2022
Chair referral delegated	24	19	11	16
Chair referral to Planning Committee	11	11	10	14

12 – 5 Year Housing Land Supply

5 year housing land supply

	Standard methodology				
A	Calculation based on standard method				
B	5 year supply requirement (676x5)		3,380		
C	Deliverable supply		3,728		
D	5 year requirement		3,380	Supply as a % of a requirement	Supply in years
E	5 year requirement + 5% buffer		3,549	105%	5.25

The figures within the housing trajectory have been collected as of March 2021 when the councils Core Strategy is more than 5 years old.

The housing requirement within the Core Strategy does not include the student population. However, the standard method makes no such alteration and includes student population growth. Therefore student accommodation is factored into the five year supply. The ratio of 2.5 bed spaces to one dwelling from the Housing Delivery Test Measurement Rule Book applies

The Old Bakery – 63 beds, ratio delivery of 25 dwellings
Bath Cricket Club – 136 beds, ratio delivery of 54 dwellings
Pickfords – 204 beds, ratio delivery of 82 dwellings
Plumb centre - 72 bed, ratio delivery of 29 dwellings
Hartwells garage - 186 beds, ratio delivery of 74 dwellings

Total – 264

The monitoring reports are also published on our website: <https://beta.bathnes.gov.uk/policy-and-documents-library/five-year-housing-land-supply-and-housing-and-economic-land>

Appendix 1 - Analysis of Chair referral cases

Application no	ADDRESS	PROPOSAL	Decision Level	Decision Date	Status	Notes
22/01757/FUL	3 MoorsfieldCluttonBristolBath And North East SomersetBS39 5SR	Erection of 1no. new dwelling with parking and associated works on land adjacent to 3 Moorsfield.	CHAIR	05-Jul-22	PERMIT	Chair referral delegated decision
22/00980/FUL	The Paddocks Timsbury RoadFarmboroughBathBath And North East SomersetBA2 0DA	Conversion of rural building to form two semi-detached dwellings.	CHAIR	12-Jul-22	PERMIT	Chair referral delegated decision
22/01918/FUL	Broughton House Norton LaneChew MagnaBristolBath And North East SomersetBS40 8RW	Conversion of existing garage to form 1no. one-bedroom dwelling with associated landscaping and widening of existing drive entrance.	CHAIR	13-Jul-22	PERMIT	Chair referral delegated decision
22/01512/FUL	51 Canons CloseSouthdownBathBath And North East SomersetBA2 2LN	Change of Use from C3 (Residential) to C4 (HMO) with 5 bedrooms.	CHAIR	14-Jul-22	PERMIT	Chair referral delegated decision
21/04601/FUL	The Locker RoomBristol RoadKeynshamBristolBath And North East SomersetBS31 2WD	Proposed change of use from C3 (residential garage) to B8 (storage - retrospective) and alterations to the existing roof to provide a mezzanine floor level	CHAIR	25-Jul-22	PERMIT	Chair referral delegated decision
22/01340/FUL	Glenavon Farm331 Bath RoadSaltfordBristolBath And North East SomersetBS31 3TJ	Change of use from Retail (Class E[a]) and ancillary storage to: (Unit 1) retail (comparison good only) unit (Class E[a]), and (Unit 2) a dual use comprising (i) a flexible leisure unit (Class E[d]) and (ii) storage and distribution (Class B8), and 23 No. a	CHAIR	26-Jul-22	PERMIT	Chair referral delegated decision
21/05642/FUL	Parcel 6536Top LaneFarmboroughBathBath And North East Somerset	Installation of underground cable between Marksbury Plain Solar Farm (on agricultural fields to the south of A368 and west of A39) and the Electricity Network at land to the southeast of Castle Farm	CHAIR	27-Jul-22	PERMIT	Chair referral delegated decision

22/01751/VAR	Red Lion The Street Bishop Sutton Bristol Bath And North East Somerset BS39 5UT	Variation of condition 2 (Plans) of application 21/03031/FUL (Erection of 2no. semi-detached dwellings (Use C3) on the land to the east of the public house (Sui Generis), including altered access from Sutton Hill Road, reconfigured public house car park a	CHAIR	28-Jul-22	PERMIT	Chair referral delegated decision
22/02307/FUL	9 Claudius Road Keynsham Bristol Bath And North East Somerset BS31 2FB	Conversion of 3/4 of attached garage to make a therapy room.	CHAIR	02-Aug-22	PERMIT	Chair referral delegated decision
21/03752/FUL	The Willows Pipehouse Freshford Bath Bath And North East Somerset BA2 7UJ	Extending an existing residential annex into a standalone residential property	CHAIR	10-Aug-22	PERMIT	Chair referral delegated decision
22/02396/FUL	126 Southdown Road Southdown Bath Bath And North East Somerset BA2 1JJ	Erection of side extension, replacement of lean-to roof at rear with flat roof balcony, new raised patio, modification of fenestration at rear, new garden room (Resubmission)	CHAIR	01-Sep-22	PERMIT	Chair referral delegated decision
22/01705/REG03	19 Westgate Street City Centre Bath Bath And North East Somerset BA1 1EQ	Change of use from business (Use Class E) to residential use (Use Class C3) for the first, second and third floors, with access through a communal staircase from the ground floor, to create three apartments. New front door to accommodate the new communal	CHAIR	12-Sep-22	PERMIT	Chair referral delegated decision
22/02891/FUL	Ridings Farm Hayeswood Road Farmborough Bath Bath And North East Somerset BA2 0HH	Change of Use from Agricultural Use to General Industrial (Use Class B2). The building is to be used for agricultural purposes and the storage of personal use vehicles.	CHAIR	13-Sep-22	PERMIT	Chair referral delegated decision
22/02823/FUL	27 Temple Street Keynsham Bristol Bath And North East Somerset BS31 1HF	External change to facades to existing vacant units at Keynsham Riverside; Riverside Suite, Temple Unit and Workshop including new external windows, new ventilation louvres, external air handling equipment and screening.	CHAIR	16-Sep-22	PERMIT	Chair referral delegated decision
22/02206/VAR	Ministry Of Defence Storage And Distribution Centre Pixash Lane Keynsham Bristol Bath And North East Somerset BS31 1TP	Variation of conditions 2, 3, 4, 7, 23, 24, 29, 33 and 37 and deletion of conditions 15 and 16 of application 21/00435/ERE03 (Redevelopment and consolidation of existing depot site and adjacent land with associated staff parking and access and landscaping)	CHAIR	16-Sep-22	PERMIT	Chair referral delegated decision
22/03165/FUL	250 Englishcombe Lane Southdown Bath Bath And North East Somerset BA2 2ES	Change of use from 5-bed dwellinghouse and outbuilding (Use Class C3) to 7-bed large HMO (House in Multiple Occupation) (Use Class Sui Generis).	CHAIR	29-Sep-22	PERMIT	Chair referral delegated decision

21/04881/FUL	Parcel 6536Top LaneFarmboroughBathBath And North East Somerset	The construction, installation, operation and subsequent decommissioning of a renewable energy scheme comprising ground mounted photovoltaic solar arrays together with substation compound, cable trench, inverters, transformer station, internal access track, landscaping, biodiversity measures, permissive footpath, security fencing, security measures, access improvements and ancillary infrastructure on the agricultural fields to the south of A368 and west of A39. At the end of decommissioning, the temporary permissive footpath would be removed.	COMMDC	01-Jul-22	PERMIT	Chair referral to committee. Both the Chair and Vice Chair decided that the application should be debated at the next committee
21/00677/FUL	Proposed Development SiteLansdown ViewTwertonBathBath And North East Somerset	Erection of seven new dwellings with access improvements and associated external works.	COMMDC	01-Jul-22	RF	Chair referral to committee. I have looked at this application carefully including the history of the site, I note comments from third party and statutory consultees including the Ward Cllrs reasons for requesting it be determined by the planning committee. The points raised have been assessed and amendments made to the initial plan to address concerns however although statutory consultees seem to agree with the changes it is now acceptable, I recommend the application be determined by the planning committee so the changes to site meaning it is brought back into a productive use can be debated in the public arena.
22/01966/FUL	22 Lambourn RoadKeynshamBristolBath And North East SomersetBS31 1PR	Hip to gable and dormer loft conversion, single storey rear extension and two storey side extension.	COMMDC	25-Aug-22	PERMIT	Chair referral to committee. I have reviewed this application and note the comments and objections from Keynsham Town Council. The officer has worked with the applicant to resolve some of the issues and the reduction in height of the dormer window is welcome however, it is still quite large, so I believe this application should be debated by the planning committee.
22/00624/FUL	136 The HollowSouthdownBathBath And North East SomersetBA2 1NF	Loft conversion with side and rear dormers (Resubmission)	COMMDC	01-Jul-22	PERMIT	Chair referral to committee. I have reviewed this application and note the comments and support from the ward councillor. The officer has assessed the proposal against our current policies but, given the fact that other properties in the area have been extended in this way, I believe this application would benefit from being debated at committee.

22/00371/FUL	Windyridge Newtown Moorledge Road Chew Magna Bristol Bath And North East Somerset BS40 8TQ	Repair of core historic cottages, demolition of modern extensions and garage, construction of new extension.	COMMDC	28-Jul-22	RF	Chair referral to committee. I have reviewed this application and note the comments from Chew Magna Parish Council. The officer and applicant have worked together to refine the proposal such that it conforms to most policies. The visually dominant, contemporary design to the rear, however, remains a concern due to its impact on both the original dwelling and setting. I therefore refer the proposal to the committee for debate and determination in a public forum.
22/01449/LBA	Mill Farm Vicarage Lane Compton Dando Bristol Bath And North East Somerset BS39 4LA	External alterations for erection of timber orangery	COMMDC	28-Jul-22	RF	Chair referral to committee. I have reviewed this application and note the comments from Compton Dando Parish Council. The officer and applicant have worked together to revise the proposal in order to bring it into line with policy but have been unable to reach a position where, in the officer's judgment, the balance of harm to the listed building is acceptable. I believe that this aspect of the proposal would benefit from a debate at committee.
22/01448/FUL	Mill Farm Vicarage Lane Compton Dando Bristol Bath And North East Somerset BS39 4LA	Erection of timber orangery	COMMDC	28-Jul-22	RF	Chair referral to committee. I have reviewed this application and note the comments from Compton Dando Parish Council. The officer and applicant have worked together to revise the proposal in order to bring it into line with policy but have been unable to reach a position where, in the officer's judgment, the balance of harm to the listed building is acceptable. I believe that this aspect of the proposal would benefit from a debate at committee.
22/01093/REG03	Windsor Bridge Windsor Bridge Road Twerton Bath Bath And North East Somerset BA2 3DT	Demolition of redundant gas pipeline bridge and associated public realm and landscaping works	COMMDC	28-Jul-22	PERMIT	Chair referral to committee. I have reviewed this application and note the comments from the ward councillor and other interested parties. Given the concerns raised by both the Conservation and Arboriculture Officers, I believe this proposal should be debated in the open forum of the planning committee.
21/05190/FUL	Nempnett Farm Greenhouse Lane Nempnett Thrubwell Bristol Bath And North East Somerset BS40 7UZ	Erection of 2no. subterranean eco glamping pods with associated works following the demolition of 5no. intensive pig rearing buildings.	COMMDC	01-Jul-22	PERMIT	Chair referral to committee. I have reviewed this application and note the comments of support from the ward councillor and Nempnett Thrubwell Parish Council. The officer has assessed that there are insufficient very special circumstances to outweigh the harm to the green belt as defined in policy RE3 however, given the unusual nature of this proposal, I believe it would benefit from being debated at committee.

21/04590/FUL	Homewood Park HotelHomewoodHinton CharterhouseBathBath And North East SomersetBA2 7TB	Erection of rear, side and front extension to existing spa, 6no new guest suites, new meeting / events space, admin office and ancillary accommodation following demolition of existing stables, garage and other outbuildings. Provision of additional on-site car parking, soft landscaping and associated external works, drainage and services provision.	COMMDC	01-Jul-22	PERMIT	Chair referral to committee. I have reviewed this application and note the many comments and objections, including those from Hinton Charterhouse PC, Freshford PC and the local ward councillors. The officer has done a great deal of work with the applicant during the course of assessing this proposal. Many revisions have been made and conditions attached, to address the issues raised. Notwithstanding this, I believe the proposal would benefit from public debate. I therefore refer it to the planning committee for consideration.
22/01299/FUL	Frome House Lower Bristol RoadWestmorelandBathBath And North East SomersetBA2 1EY	Change of use of the existing building (excluding ground floor tyre repair centre) to 25 student bedspaces and associated works.	COMMDC	05-Jul-22	RF	Chair referral to committee. I have reviewed this application and note the objection from the ward councillor as well as comments, both for and against, from other interested parties. The decrease in size from the previous proposal at this site (which was turned down by the committee) is welcome. The officer has worked with the applicant to ensure that appropriate conditions are in place and, although the proposal is assessed to be within policy, I believe, for consistency, that this revised submission for the site should go before the committee.
22/00443/FUL	Pond House Rosemary LaneFreshfordBathBath And North East SomersetBA2 7UD	Partial demolition of ancillary outbuilding and conversion of remaining building into granny annex. Erection of extensions following demolition of the south-west end of the existing dwelling.	COMMDC	01-Jul-22	RF	Chair referral to committee. I have reviewed this application and note the support from both parish councils and the local ward councillor. This application is a revision of a proposal previously brought to planning committee and for purposes of continuity, I believe it should benefit from the same public debate as its predecessor. I therefore refer this decision to the committee.
22/00672/FUL	13 Brookside ClosePaultonBristolBath And North East SomersetBS39 7NN	Erection of 1no four bed dwelling.	COMMDC	01-Jul-22	PERMIT	Chair referral to committee. I note PPC objection comments & those from both statutory & third party consultees which has led to some further information being presented to address points raised. The application has been assessed against relevant planning policies & issues raised addressed however I feel as it has caused concern in the area I recommend the application be determined by the planning committee so it can be debated in the public arena.
20/02964/FUL	Lansdown Lawn Tennis & Squash Racquets ClubNorthfieldsLansdownBathBath And North East SomersetBA1 5TN	Installation of floodlights for tennis courts 8, 9 and 10.	COMMDC	25-Aug-22	PERMIT	I have reviewed this application and note the comments and objections from the ward councillor and other third and statutory parties. The officer has worked with the applicant to address the issues raised by adjustments to the proposal and conditions placed against an approval however, given the ongoing concerns raised by the ward councillor and Ecology officer, I believe that this application should be debated at planning committee.

22/02560/FUL	31 St Mark's RoadWidcombeBathBath And North East SomersetBA2 4PA	Widening of existing opening in stone wall by 450mm and the positioning of a charging point for electric car.	COMMDC	25-Aug-22	PERMIT	The application is referred to DMC at request of Cllr Born and Cllr Duguid
22/01578/LBA	31 St Mark's RoadWidcombeBathBath And North East SomersetBA2 4PA	External alterations for widening of existing opening in stone wall by 450mm and the positioning of a charging point for electric car.	COMMDC	25-Aug-22	CONSENT	The application is referred to DMC at request of Cllr Born and Cllr Duguid.

Contact person	John Theobald, Project/Technical and Management Support Officer, Planning 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
Please contact the report author if you need to access this report in an alternative format	