

# Bath & North East Somerset Council

MEETING: Planning Committee

MEETING DATE: 8 May 2024

AGENDA ITEM NUMBER

TITLE: Quarterly Performance Report covering period 1 Jan – 31 Mar 2024

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



Majors target 60%, non-majors target 70%

% of planning applications in time	2022-2023				2023-2024			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
% Majors in time	(4/4) 100%	(7/7) 100%	(7/7) 100%	(7/8) 88%	(8/8) 100%	(5/5) 100%	(12/12) 100%	(7/7) 100%
% Minors in time	(75/83) 90%	(93/103) 90%	(82/101) 81%	(78/91) 86%	(82/92) 89%	(75/88) 85%	(85/99) 86%	(71/83) 86%
% Others in time	(373/420) 89%	(332/383) 87%	(329/394) 84%	(318/372) 85%	(338/426) 79%	(311/359) 87%	(283/341) 83%	(269/314) 86%

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, demolition in a conservation area

## 2 - Recent Planning Application Performance

Application nos.	2022-2023				2023-2024			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Received	610	618	564	605	541	526	538	536
Withdrawn	51	42	76	54	70	45	65	49
Delegated no. and %	482 (95%)	472 (96%)	494 (98%)	461 (98%)	518 (98%)	449 (99%)	433 (96%)	395 (98%)
Refused no. and %	34 (7%)	30 (6%)	40 (8%)	26 (6%)	38 (7%)	30 (7%)	27 (6%)	15 (4%)

## 3 – Dwelling Decisions and Numbers

Decisions on Major residential applications	2022-2023				2023-2024			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Decisions on Major residential applications (10 or more dwellings)	3	0	3	4	3	3	6	3
Major residential decisions granted	2	0	2	4	3	2	5	3
Number of dwellings applied for on Major schemes	300	776	65	0	428	70	237	283
Number of dwelling units permitted on schemes (net)	610	46	78	251	189	38	110	156

## 4 - Planning Appeals

	Apr – Jun 2023	Jul – Sep 2023	Oct – Dec 2023	Jan – Mar 2024
Appeals lodged	15	14	11	11
Appeals decided	15	12	8	19

Appeals allowed	6 (40%)	5 (42%)	2 (25%)	6 (32%)
Appeals dismissed	9 (60%)	7 (58%)	6 (75%)	13 (68%)

## **5 - Enforcement Investigations**

	<b>Apr – Jun 2023</b>	<b>Jul – Sep 2023</b>	<b>Oct – Dec 2023</b>	<b>Jan – Mar 2024</b>
Investigations launched	131	123	118	107
Investigations in hand	510	423	430	458
Investigations closed	79	227	110	74
Enforcement Notices issued	6	2	2	1
Planning Contravention Notices served	3	5	4	4
Breach of Condition Notices served	0	1	1	1
Stop Notices	0	0	0	0
Temporary Stop Notices	0	1	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

	<b>Apr – Jun 2023</b>	<b>Jul – Sep 2023</b>	<b>Oct – Dec 2023</b>	<b>Jan – Mar 2024</b>
Other types of work	345	341	297	381

## **7 – Works to Trees**

	<b>Apr – Jun 2023</b>	<b>Jul – Sep 2023</b>	<b>Oct – Dec 2023</b>	<b>Jan – Mar 2024</b>
Number of applications for works to trees subject to a Tree Preservation Order (TPO)	15	19	26	20
Percentage of applications for works to trees subject to a TPO determined within 8 weeks	87%	95%	100%	100%
Number of notifications for works to trees within a Conservation Area (CA)	159	243	252	165
Percentage of notifications for works to trees within a Conservation Area (CA) determined within 6 weeks	97%	97%	96%	99%

## **8 – Corporate Customer Feedback**

The latest quarterly report is published here:

## **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.

<b>Ombudsman Complaints</b>	<b>Apr – Jun 23</b>	<b>Jul – Sep 23</b>	<b>Oct – Dec 23</b>	<b>Jan – Mar 24</b>
<b>Complaints upheld</b>	0	0	0	0
<b>Complaints Not upheld</b>	0	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 Statements and Infrastructure Delivery Plan 2021 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 <b>(2023/24)</b>	<b>£208,349.50</b>
CIL sums overview – Potential Liability amount (April 2015 to date)	<b>£11,678,675.04</b>
CIL sums overview – Paid (April 2015 to date)	<b>£30,095,275.23</b>

## **11 – Chair Referrals**

**Table 11** 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.*

	<b>Apr – Jun 2023</b>	<b>Jul – Sep 2023</b>	<b>Oct – Dec 2023</b>	<b>Jan – Mar 2024</b>
Chair referral delegated	16	2	12	5
Chair referral to Planning Committee	6	6	7	5

## 12 – 5 Year Housing Land Supply

### 5 year housing land supply

A	Total planned housing 2011-2029		13,000
B	Completions 2011-2023	2011-2023	9,213
C	Plan requirement	2011-2028	12,274
D	5 year supply requirement (100%)	2023-2028	3,061
E	5 year supply requirement (with 5% buffer)	2023-2029	3,214
G	Deliverable supply (#)	2023-2030	3,946
H	Deliverable supply buffer (%)	2023-2031	29%
I	Deliverable supply (#) over 100% requirement	2023-2032	885
J	Deliverable supply (#) over 105% requirement	2023-2033	732

A	Alternative Calculation Method			
B	5 year supply requirement (722x5)		3,610	
C	Surplus/deficit		549	
D	Deliverable supply		3,946	
E	5 year requirement + backlog/surplus		3,061	Supply as a % of requirement
F	5 year requirement + backlog/surplus +5% buffer		3,214	Supply in years
				123%
				6.14

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 – see attachment

<b>Contact person</b>	John Theobald, Project/Technical and Management Support Officer, Planning 01225 477519
<b>Background papers</b>	CLG General Development Management statistical returns PS1 and PS2 + Planning applications statistics on the DCLG website: <a href="https://www.gov.uk/government/statistical-data-sets/live-tables-on-planning-application-statistics">https://www.gov.uk/government/statistical-data-sets/live-tables-on-planning-application-statistics</a>
<b>Please contact the report author if you need to access this report in an alternative format</b>	