

Bath & North East Somerset Council

MEETING: Planning Committee

MEETING DATE: 7 May 2025

AGENDA
ITEM
NUMBER

TITLE: Quarterly Performance Report covering period 1 Jan – 31 Mar 2025

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.

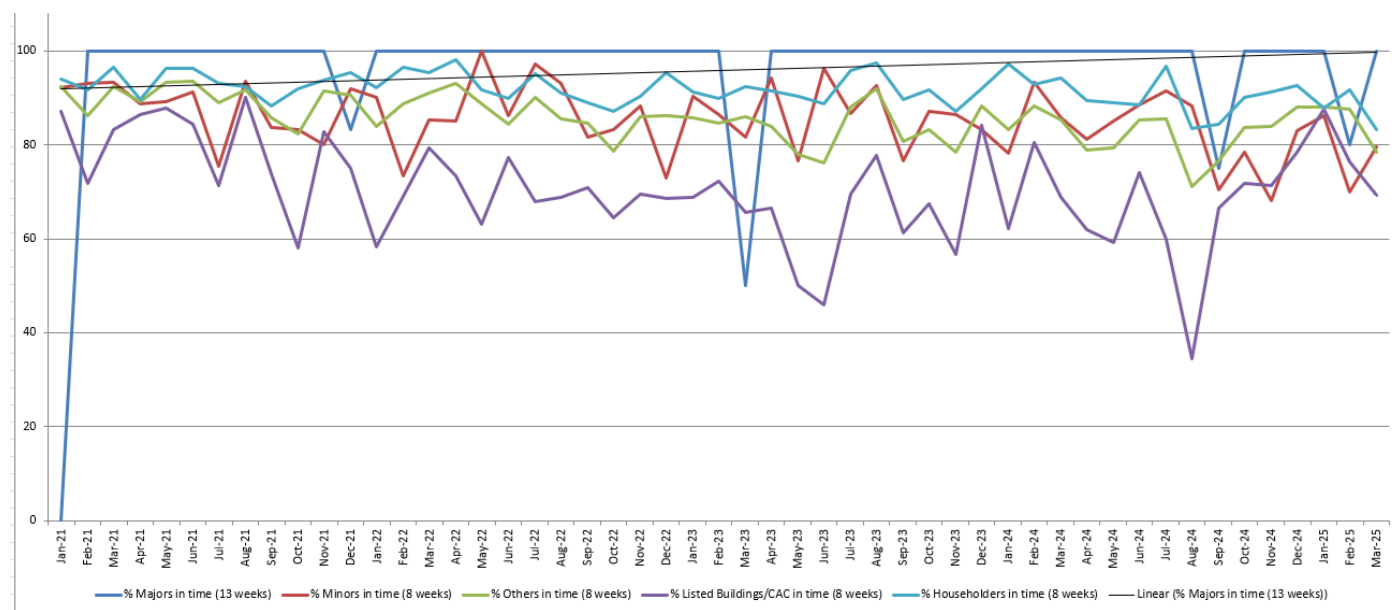
2 RECOMMENDATION

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	2023-2024				2024-2025			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
% Majors in time	(8/8) 100%	(5/5) 100%	(12/12) 100%	(7/7) 100%	(12/12) 100%	(6/7) 86%	(4/4) 100%	(8/9) 89%
% Minors in time	(82/92) 89%	(75/88) 85%	(85/99) 86%	(71/83) 86%	(83/98) 85%	(86/103) 83%	(102/133) 77%	(70/88) 80%
% Others in time	(338/426) 79%	(311/359) 87%	(283/341) 83%	(269/314) 86%	(281/348) 81%	(284/363) 78%	(283/332) 85%	(255/301) 85%

Highlights:

- All three categories have been above target consistently every quarter for over 8 years (Majors target 60%, Non-majors target 70%).
- Performance is similar to the last published England average of 90.6% for Majors, and slightly below the average of 90.3% for Non-majors (year ending Dec 2024).

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.	2023-2024				2024-2025			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Received	541	526	538	536	615	495	514	613
Withdrawn	70	45	65	49	38	56	51	41
Delegated no. and %	518 (98%)	449 (99%)	433 (96%)	395 (98%)	446 (97%)	457 (97%)	445 (95%)	377 (95%)
Refused no. and %	38 (7%)	30 (7%)	27 (6%)	15 (4%)	15 (3%)	38 (8%)	34 (7%)	26 (7%)

Highlights:

- 4% increase in planning application numbers compared to the previous 12 months – the last published national trend figure was an 8% decrease (year ending Dec 2024).
- 14% increase in planning application numbers compared to the same quarter last year. This may be partly because of the national planning application fees rise that came in April.
- The current delegation rate is marginally below the last published England average of 96% (year ending Dec 2024).
- Percentage of refusals on planning applications remains very low compared to the last published England average of 14% (year ending Dec 2024) and we put this down to the high level of use and overall success of our Pre-application advice service which also brings income into the service.

3 – Dwelling Decisions and Numbers

Decisions on Major residential applications	2023-2024				2024-2025			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Decisions on Major residential applications (10 or more dwellings)	3	3	6	3	8	2	2	5
Major residential	3	2	5	3	6	1	2	5

decisions granted								
Number of dwellings applied for on Major schemes	428	70	237	283	16	0	320	10
Number of dwelling units permitted on schemes (net)	189	38	110	156	228	99	699	403

Highlights:

- There were five major residential planning decisions last quarter and all were granted.

4 - Planning Appeals

	Apr – Jun 2024	Jul – Sep 2024	Oct – Dec 2024	Jan – Mar 2025
Appeals lodged	21	4	15	17
Appeals decided	7	13	11	10
Appeals allowed	2 (29%)	4 (31%)	2 (18%)	2 (20%)
Appeals dismissed	5 (71%)	9 (69%)	9 (82%)	8 (80%)

Highlights:

- Over the last 12 months performance on Appeals Allowed (24%) is better than the national average of approx. 30%
- Planning Appeal costs awarded against the council in this financial year: None.

5 - Enforcement Investigations

	Apr – Jun 2024	Jul – Sep 2024	Oct – Dec 2024	Jan – Mar 2025
Investigations launched	94	113	110	105
Investigations in hand	456	459	505	518
Investigations closed	71	102	62	119
Enforcement Notices issued	9	7	3	5
Planning Contravention Notices served	1	5	3	5
Breach of Condition Notices served	0	1	1	2
Stop Notices	1	0	0	0
Temporary Stop Notices	1	0	0	1
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.

	Apr – Jun 2024	Jul – Sep 2024	Oct – Dec 2024	Jan – Mar 2025
Other types of work	413	334	275	414

7 – Works to Trees

	Apr – Jun 2024	Jul – Sep 2024	Oct – Dec 2024	Jan – Mar 2025
Number of applications for works to trees subject to a Tree Preservation Order (TPO)	20	25	26	31
Percentage of applications for works to trees subject to a TPO determined within 8 weeks	100%	96%	96%	100%
Number of notifications for works to trees within a Conservation Area (CA)	169	166	262	151
Percentage of notifications for works to trees within a Conservation Area (CA) determined within 6 weeks	98%	98%	95%	95%

Highlights:

- Performance on works to trees remains excellent.

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.

Planning complaints reaching the LGSCO:

Ombudsman Complaints	Apr – Jun 24	Jul – Sep 24	Oct – Dec 24	Jan – Mar 25
Investigated: Upheld	0	0	0	0
Investigated: Not upheld	0	0	0	0
Cases closed after initial inquiries (rejected by LGO with no action or out of their jurisdiction)		1	2	0
Premature Complaint (referred back to Council)		0	0	0

Highlights:

- There were no upheld complaints over the last year.

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 (2024/25)	£1,162,209.00
CIL sums overview – Potential Liability amount (April 2015 to date)	£20,843,193.41
CIL sums overview – Paid (April 2015 to date)	£31,667,316.35

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.*

	Apr – Jun 2024	Jul – Sep 2024	Oct – Dec 2024	Jan – Mar 2025
Chair referral delegated	8	7	9	14
Chair referral to Planning Committee	8	9	9	7

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
F	5 year requirement + backlog/surplus +5% buffer		3,214
Supply as a % of requirement			123%
Supply in years			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>. **Note:** The above is the last published position (which was published Nov 2023). Policy are updating the data and will have a new figure by May.

Appendix 1 – see attachment.

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	