

Bath & North East Somerset Council

MEETING:	Development Management Committee	
MEETING DATE:	29 April 2015	AGENDA ITEM NUMBER
TITLE:	Quarterly Performance Report Jan - Mar 2015	
WARD:	ALL	
AN OPEN PUBLIC ITEM		
List of attachments to this report:		
None		

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 Jan – 31 March 2015.

Bath & North East Somerset Development Management have reached the finals of the 2015 RPTI **Planning Excellence Awards** in 2 categories; Local Planning Authority **Team of the Year** and a specific **Project Award** for the Green Park House planning application. The winners will be announced on 6 July in London at a ceremony.

The Council implemented the **Community Infrastructure Levy (CIL)** on 6th April 2015. CIL is a new tariff system that will allow the council to raise funds from development to contribute to the costs of providing infrastructure like new or safer road schemes, education contributions or park improvements. Therefore CIL is expected to have a positive economic effect on communities and development across the area. This means that any applications approved from April 6th may be subject to CIL. Further information for applicants and developers can be found at www.bathnes.gov.uk/cil.

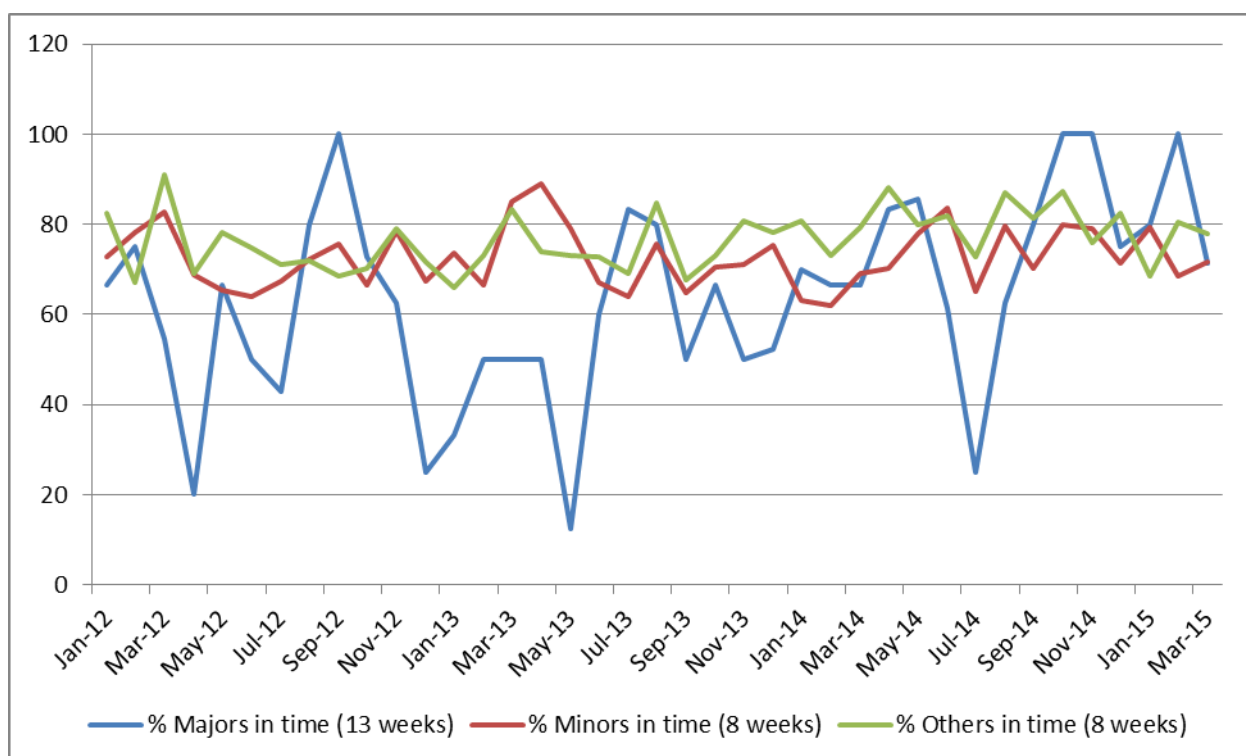
2 RECOMMENDATION

2.1 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	2013/14				2014/15			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
% Majors in time	32%	77%	52%	68%	73%	64%	80%	83%
% Minors in time	78%	68%	75%	65%	77%	72%	77%	72%
% Others in time	73%	74%	78%	78%	83%	80%	82%	75%

Table 2 highlights:

- Good performance on planning applications in Jan – Mar 2015.
- There has been a marked improvement on Major performance over the last two quarters.

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.	2013/14				2014/15			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Received	650	600	614	650	645	589	605	700
Withdrawn	62	58	63	66	43	45	59	56
Delegated no. and %	538 (95%)	556 (96%)	528 (95%)	527 (95%)	532 (96%)	540 (95%)	443 (95%)	536 (95%)
Refused no. and %	71 (13%)	62 (11%)	60 (11%)	64 (12%)	52 (9%)	76 (13%)	42 (9%)	60 (11%)

Table 2 highlights:

- B&NES have shown a 1% rise in planning application numbers when compared to the previous financial year which is in line with the national trend.
- The current delegation rate is in line with the last published England average of 93% (Year to Dec 2014).
- Percentage of refusals on applications remains low when compared with the last published England average of 12% (Year ending Dec 2014).

Table 3 – Dwelling numbers

Dwelling numbers	2013/14				2014/15			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Major residential (10 or more dwellings) decisions	8	3	9	14	13	9	1	5
Major residential decisions granted	3	2	8	6	7	2	1	3
Number of dwellings applied for on Major schemes			617	698	543	463	982	391
Number of dwellings permitted on Major schemes			417	929	212	120	145	149
Number of dwellings refused on Major schemes			166	389	299	292	32	66

Table 3 highlights:

- Numbers of major residential decisions (10 or more dwellings) were down when compared to the same Jan – Mar quarter a year ago.

Table 4 - Planning Appeals summary

	Apr – Jun 2014	Jul – Sep 2014	Oct – Dec 2014	Jan – Mar 2015
Appeals lodged	30	24	22	18
Appeals decided	24	22	18	23
Appeals allowed	9 (45%)	6 (35%)	3 (19%)	6 (29%)
Appeals dismissed	11 (55%)	11 (65%)	13 (81%)	15 (71%)

Highlights:

- Recent appeal costs in association with applications overturned at committee amount to £44,329 for the last financial year. This was mainly spent on legal & consultants fees
- In the year to Mar 2015 there has been a 10% drop in appeal numbers
- Over the last 12 months our performance on appeals allowed is better than the national average at 32% (national average approx. 35%)

Table 5 - Enforcement Investigations summary

	Apr – Jun 2014	Jul – Sep 2014	Oct – Dec 2014	Jan – Mar 2015
Investigations launched	273	114	197	154
Investigations on hand	275	220	301	296
Investigations closed	253	150	154	178
Enforcement Notices issued	0	0	2	1
Planning Contravention Notices served	6	2	4	3
Breach of Condition Notices served	0	0	0	0

The figure shown in **Table 5** indicate a 22% decrease in the number of investigations received this quarter, when compared with the previous quarter. However, this volume is now more in line with quarterly 2013 figures. The increases early in 2014 were due to the new process to licence more HMOs which required an investigation by our enforcement team. This was a one-off exercise which skewed the figures for the first half of 2014. 4 notices have been served during this quarter. 18 legal notices were served in the last financial year.

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 is up 8% on the previous quarter.

Table 6

	Jul – Sep 2014	Oct – Dec 2014	Jan – Mar 2015
Other types of work	547	527	570

Table 7 – Works to Trees

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

Table 7

	Jul – Sep 2014	Oct – Dec 2014	Jan – Mar 2015
Number of applications for works to trees subject to a Tree Preservation Order (TPO)	17	25	16
Percentage of applications	100%	96%	94%

for works to trees subject to a TPO determined within 8 weeks			
Number of notifications for works to trees within a Conservation Area (CA)	173	206	144
Percentage of notifications for works to trees within a Conservation Area (CA) determined within 6 weeks	98%	92%	97%

Table 7 highlights:

- There has been a drop in the number of TPOs and Notifications in the last quarter after the seasonal rise during 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 transactions using telephone

Table 8 below details the number of incoming calls to the service for the Development Management function. Calls to service as a whole have seen an increase during the last quarter.

Table 8

	Jul – Sep 2014	Oct – Dec 2014	Jan – Mar 2015
Planning Information Officers	2724	1987	2284
Planning Officers	2061	1720	1662
Planning Administration	927	1099	1584
Planning & Conservation Team	295	418	614
Enforcement Team	495	588	716

Table 9 - Electronic transactions

The Planning Services web pages continue to be amongst the most popular across the whole Council website, particularly '[View and Comment on Planning Applications](#)' (an average of 15,000 hits per month) and '[Apply for Planning Permission](#)' (average of 1,200 hits per month). The former is the most popular web page after the council's home page.

Table 9 below shows a continuing upward trend in online submissions via the [Planning Portal](#). The benefits to agents and applicants include an online help function, immediate delivery and acknowledgement, and savings on printing and postage costs. Secure fee payments can also be made online through the Planning Portal facility.

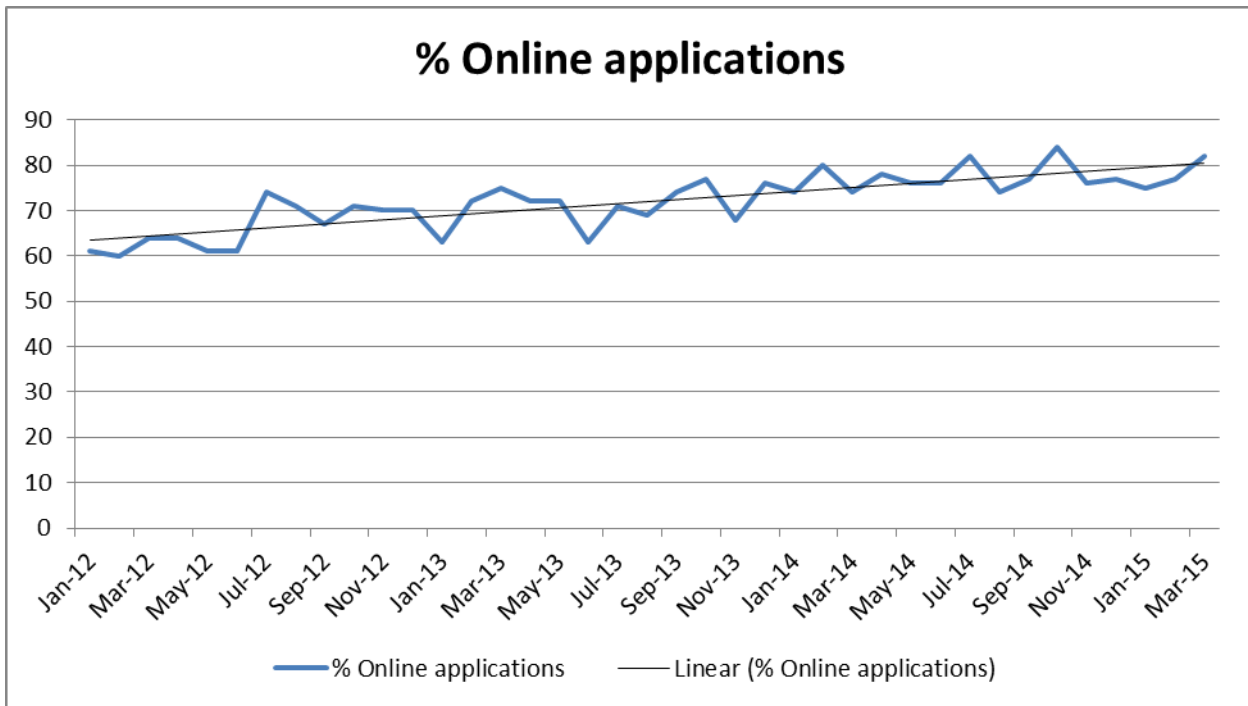


Table 10 - Customer Feedback

The number of complaints **not** upheld still remains good.

Table 10

Customer Feedback	Jul – Sep 2014	Oct – Dec 2014	Jan – Mar 2015
Compliments received	5	10	11
Complaints received	12	12	17
Complaints upheld	0	1	0
Complaints Not upheld	12	3	10
Complaints Partly upheld	1	4	0

Table 11 - 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. There has been one upheld complaint in the last year.

Table 11

Ombudsman Complaints	Apr – Jun 14	Jul – Sep 14	Oct – Dec 14	Jan – Mar 15
Complaints received	2	1	2	4
Complaints upheld	0	1	0	0
Complaints Not upheld	1	1	1	2

Table 12 – Section 106 Agreements

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.

Table 12 (note all figures are for guidance only because of the further work still being undertaken in S106 monitoring)

Section 106 Agreements	Apr – Jun 2014	Jul – Sep 2014	Oct – Dec 2014	Jan – Mar 2015
Funds agreed	£175,000.00	£136,076.09	£88,863.10	£3,003,884.11
Funds received (may include monies received for agreements made prior to Jul '09)	£169,684.06	£28,700.61	£157,844.33	£707,225.78
Outstanding funds balance (Jul '09 – Dec '14)	£17,933,575.36	£17,593,552.42	£17,400,200.91	£20,461,257.26

Table 13 – 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 reduces delays for the customer.

Table 13

	Apr – Jun 2014	Jul – Sep 2014	Oct – Dec 2014	Jan – Mar 2015
Numbers of Accredited Agents	23	23	24	24
Numbers of householder applications submitted by Accredited Agents	40	28	44	34

Contact person	John Theobald, Project/Technical and Management Support Officer, Development 01225 477519
Background papers	CLG General Development Control statistical returns PS1 and PS2 + Planning applications statistics on the DCLG website: https://www.gov.uk/government/collections/planning-applications-statistics
Please contact the report author if you need to access this report in an alternative format	