

Bath & North East Somerset Council

MEETING:	Development Management Committee	
MEETING DATE:	26 August 2015	AGENDA ITEM NUMBER
TITLE:	Quarterly Performance Report April - June 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 April – 30 June 2015.

Bath & North East Somerset Development Management recently 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 were announced on 6 July at a ceremony celebrating the contribution that planners and planning make to society. Development Management won the award for '**Excellence in Decision Making**' for Green Park House Bath which was a hotly contested category with more entries than ever before. The panel of 28 judges were particularly impressed with the Development Team approach and speed with which the project was delivered as well as the project being an exceptional example of planning.

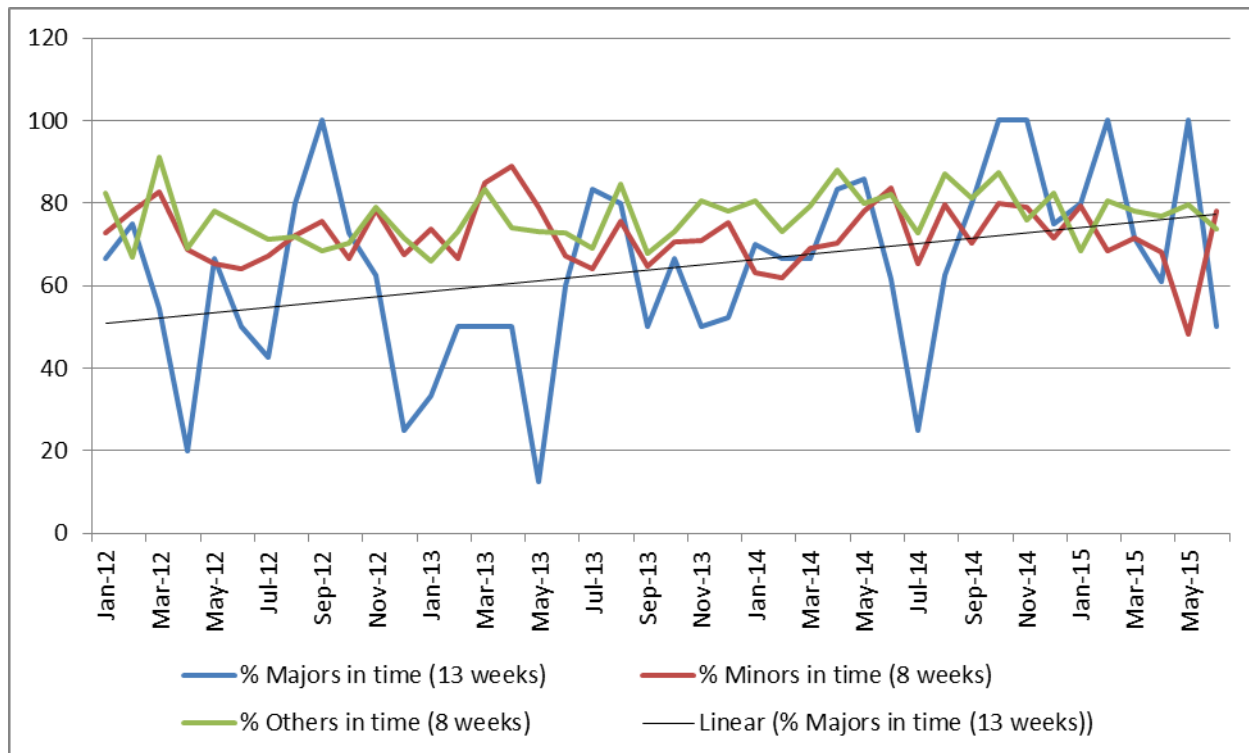
2 RECOMMENDATION

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	2014/15				2015/16			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
% Majors in time	73%	64%	80%	83%	64%			
% Minors in time	77%	72%	77%	72%	67%			
% Others in time	83%	80%	82%	75%	77%			

Table 2 highlights:

- Good performance on planning applications in April - June 2015.
- There has been a steady improvement in overall performance on Majors over the last two years.

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.	2014/15				2015/16			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Received	645	589	605	700	650			
Withdrawn	43	45	59	56	52			
Delegated no. and %	532 (96%)	540 (95%)	443 (95%)	536 (95%)	553 (97%)			
Refused no. and %	52 (9%)	76 (13%)	42 (9%)	60 (11%)	56 (10%)			

Table 2 highlights:

- B&NES have shown a 1% rise in planning application numbers when compared to the previous 12 month period which is in line with the national trend.
- The current delegation rate is slightly above with the last published England average of 94% (Year to Mar 2015).
- Percentage of refusals on applications remains low when compared with the last published England average of 12% (Year ending Mar 2015).

Table 3 – Dwelling numbers

Dwelling numbers	2014/15				2015/16			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Major residential (10 or more dwellings) decisions	13	9	1	5	13			
Major residential decisions granted	7	2	1	3	9			
Number of dwellings applied for on Major schemes	543	463	982	391	1137			
Number of dwellings permitted on Major schemes	212	120	145	149	1636			
Number of dwellings refused on Major schemes	299	292	32	66	103			

Table 3 highlights:

- Numbers of major residential planning decisions (10 or more dwellings) were level with that of the same quarter a year ago.
- There has been an increase in major residential decisions granted in the last quarter.
- The number for dwelling permissions is large compared to previous quarters due to developers getting their schemes through before the introduction of CIL.

Table 4 - Planning Appeals summary

	Jul – Sep 2014	Oct – Dec 2014	Jan – Mar 2015	Apr – Jun 2015
Appeals lodged	24	22	18	27
Appeals decided	22	18	23	23
Appeals allowed	6 (35%)	3 (19%)	6 (29%)	5 (25%)
Appeals dismissed	11 (65%)	13 (81%)	15 (71%)	15 (75%)

Highlights:

- Recent appeal costs in association with applications overturned at committee amount to £7,416.15 for the last quarter. This was mainly spent on consultants fees
- In the year to June 2015 there has been a 14% drop in appeal numbers
- Over the last 12 months our performance on appeals allowed is better than the national average at 25% (national average approx. 35%)

Table 5 - Enforcement Investigations summary

	Jul – Sep 2014	Oct – Dec 2014	Jan – Mar 2015	Apr – Jun 2015
Investigations launched	114	197	154	147
Investigations on hand	220	301	296	326
Investigations closed	150	154	178	122
Enforcement Notices issued	0	2	1	1
Planning Contravention Notices served	2	4	3	2
Breach of Condition Notices served	0	0	0	2

The figure shown in **Table 5** indicates a 5% decrease in the number of investigations received this quarter, when compared with the previous quarter. 5 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 is level with the previous quarter figure.

Table 6

	Oct – Dec 2014	Jan – Mar 2015	Apr – Jun 2015
Other types of work	527	570	579

Table 7 – Works to Trees

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

Table 7

	Oct – Dec 2014	Jan – Mar 2015	Apr – Jun 2015
Number of applications for works to trees subject to a Tree Preservation Order (TPO)	25	16	32
Percentage of applications for works to trees subject to a TPO determined within 8 weeks	96%	94%	91%
Number of notifications for			

works to trees within a Conservation Area (CA)	206	144	179
Percentage of notifications for works to trees within a Conservation Area (CA) determined within 6 weeks	92%	97%	98%

Table 7 highlights:

- There has been a rise in the number of TPOs and Notifications in the last quarter after the seasonal drop during the previous quarter
- 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 a small decrease during the last quarter.

Table 8

	Oct – Dec 2014	Jan – Mar 2015	Apr – Jun 2015
Planning Information Officers	1987	2284	1811
Planning Officers	1720	1662	1311
Planning Administration	1099	1584	1522
Planning & Conservation Team	418	614	791
Enforcement Team	588	716	970

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.

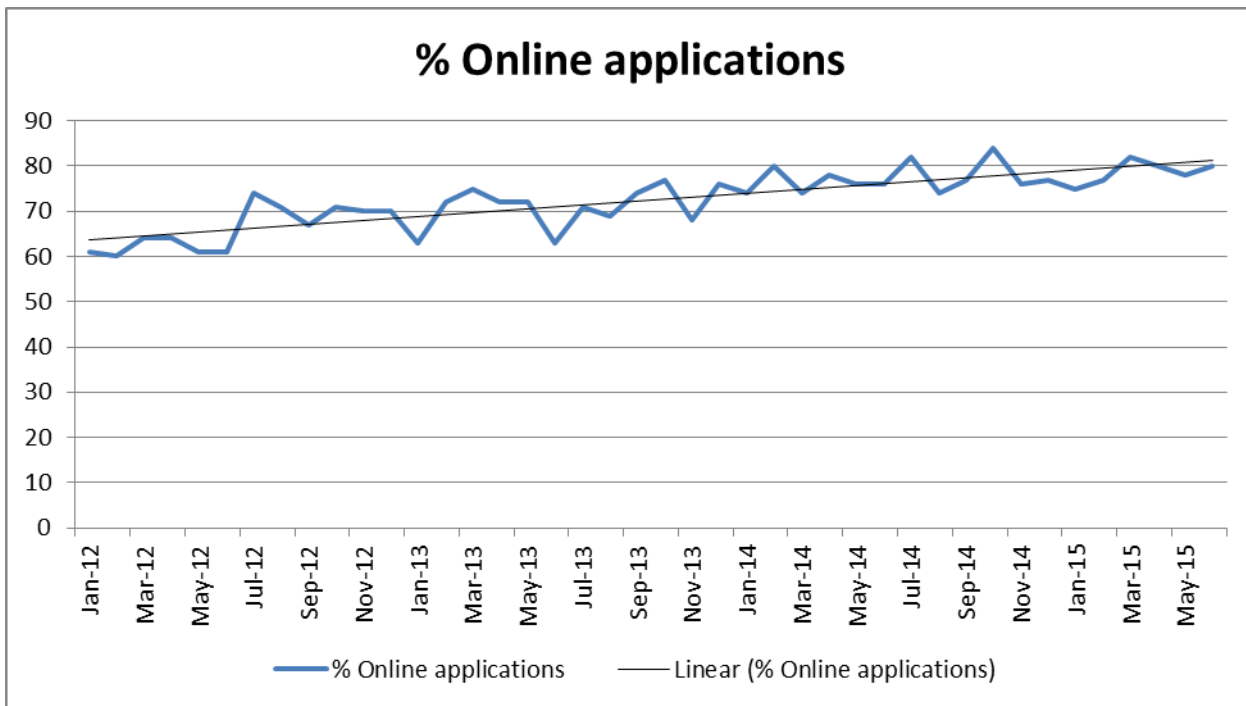


Table 10 - Customer Feedback

For the first time we have received more compliments than complaints.

Table 10

Customer Feedback	Oct – Dec 2014	Jan – Mar 2015	Apr – Jun 2015
Compliments received	10	11	15
Complaints received	12	17	14
Complaints upheld	1	0	1
Complaints Not upheld	3	10	6
Complaints Partly upheld	4	0	1

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	Jul – Sep 14	Oct – Dec 14	Jan – Mar 15	Apr – Jun 15
Complaints received	1	2	4	3
Complaints upheld	1	0	0	0
Complaints Not upheld	1	1	2	3

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	Jul – Sep 2014	Oct – Dec 2014	Jan – Mar 2015	Apr – Jun 2015
Funds agreed	£136,076.09	£148,645.25	£5,276,031.64	£951,245.23
Funds received	£28,700.61	£157,844.33	£707,225.78	£1,713,443.00

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 reduce delays for the customer.

Table 13

	Jul – Sep 2014	Oct – Dec 2014	Jan – Mar 2015	Apr – Jun 2015
Numbers of Accredited Agents	23	24	24	25
Numbers of householder applications submitted by Accredited Agents	28	44	34	30

Table 14 – Chair referrals

Table 14 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.**

	Apr – Jun 2015	Jul – Sept 2015	Oct – Dec 2015	Jan – Mar 2016
Chair referral delegated	7			
Chair referral to DM Committee	7			

Table 15 – 5 Year Housing Land Supply Position April 2015 – March 2020

Total Planned Provision	2011-29	13,000 dwellings	722per annum
Built over years 1-4	11/12 - 14/15	2,190	548 pa
Delivery requirement for years 5-9	15/16 - 19/20	4,308	862 pa
Supply requirement (4,308 plus a 20% buffer)	15/16 - 19/20	5,170	1,034 pa
Deliverable Supply	15/16 - 19/20	6,104	1,220 pa
Deliverable Supply over 20% buffer requirement	15/16 - 19/20	934	

Between 2015 and 2020 BANES needs to deliver 4,308 dwellings and be able to identify a deliverable supply of 5,170 dwellings (a 20% buffer) in order to ensure that this is achieved. Against these requirements the Council can currently identify a deliverable supply of 6,104. 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 the preparation of a planning application may take longer than expected, 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/collections/planning-applications-statistics
Please contact the report author if you need to access this report in an alternative format	