

Bath & North East Somerset Council

MEETING:	Development Management Committee	
MEETING DATE:	18 November 2015	AGENDA ITEM NUMBER
TITLE:	Quarterly Performance Report July - Sept 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 July – 30 Sept 2015.

The Development Service has recently published a Latest News web page:
<http://www.bathnes.gov.uk/services/planning-and-building-control/latest-news>

This is something our planning agents have been requesting for a while. And it is our opportunity to show the great work that we do, as well as demonstrating that we are approachable and ready to talk. We will be updating the Latest News web page at least quarterly with new stories about the teams, how we are doing, changes to legislation and interesting schemes.

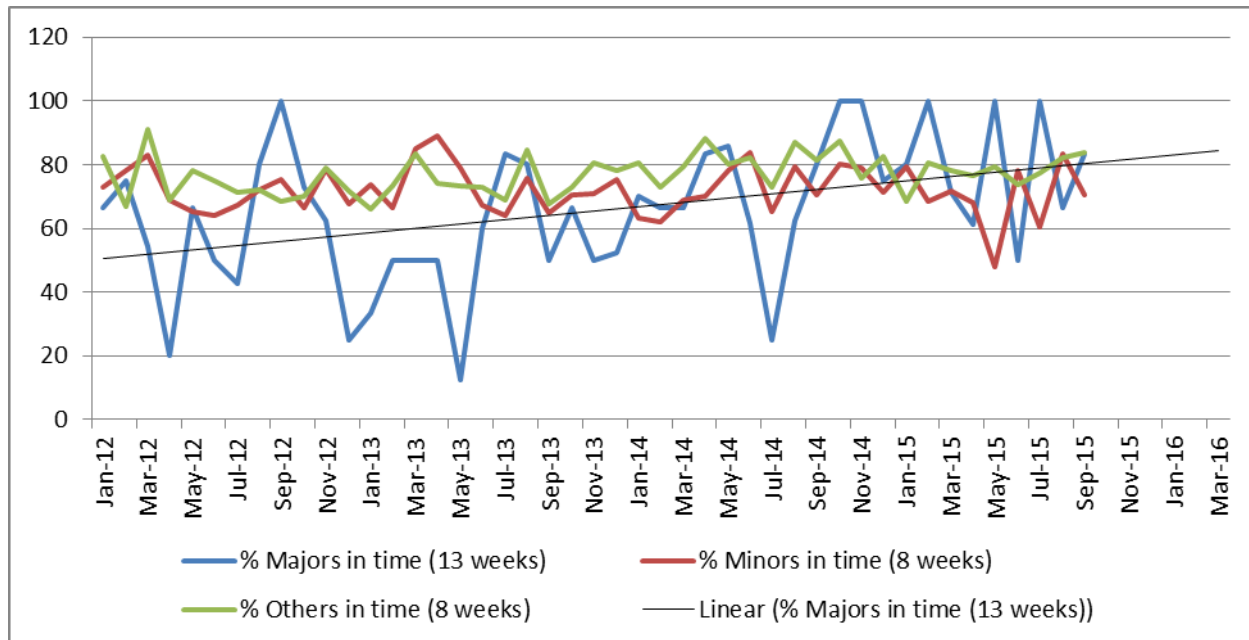
2 RECOMMENDATION

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%	78%		
% Minors in time	77%	72%	77%	72%	67%	71%		
% Others in time	83%	80%	82%	75%	77%	81%		

Table 2 highlights:

- Excellent performance on planning applications in July - Sept 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	646		
Withdrawn	43	45	59	56	52	73		
Delegated no. and %	532 (96%)	540 (95%)	443 (95%)	536 (95%)	553 (97%)	570 (96%)		
Refused no. and %	52 (9%)	76 (13%)	42 (9%)	60 (11%)	56 (10%)	35 (6%)		

Table 2 highlights:

- B&NES have shown a 4% rise in planning application numbers when compared to the previous 12 month period which is slightly higher than the national trend (1%).
- The current delegation rate is slightly above with the last published England average of 94% (Year to Jun 2015).
- Percentage of refusals on applications remains very low when compared with the last published England average of 12% (Year ending Jun 2015).
- Although Q2 has seen an increase in withdrawn applications, the trend over the last two years has shown a gradual decrease.

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	2		
Major residential decisions granted	7	2	1	3	9	2		
Number of dwellings applied for on Major schemes	543	463	982	391	1137	180		
Number of dwellings permitted on Major schemes	212	120	145	149	1636	114		
Number of dwellings refused on Major schemes	299	292	32	66	103	41		

Table 3 highlights:

- Numbers of major residential planning decisions (10 or more dwellings) were less with that of the same quarter a year ago, however these were permitted proposals.
- The number for dwelling permissions was large in Q1 due to developers getting their schemes through before the introduction of CIL back in April.

Table 4 - Planning Appeals summary

	Oct – Dec 2014	Jan – Mar 2015	Apr – Jun 2015	Jul – Sep 2015
Appeals lodged	22	18	27	27
Appeals decided	18	23	23	23
Appeals allowed	3 (19%)	6 (29%)	5 (25%)	8 (42%)
Appeals dismissed	13 (81%)	15 (71%)	15 (75%)	11 (58%)

Highlights:

- Recent appeal costs in association with applications overturned at committee amount to £39,721.95 for the last 6 months. This was mainly spent on consultants fees
- In the year to Sept 2015 there has been a 6% drop in appeal numbers
- Over the last 12 months our performance on appeals allowed is better than the national average at 29% (national average approx. 35%)

Table 5 - Enforcement Investigations summary

	Oct – Dec 2014	Jan – Mar 2015	Apr – Jun 2015	Jul – Sep 2015
Investigations launched	197	154	147	220
Investigations on hand	301	296	326	450
Investigations closed	154	178	122	98
Enforcement Notices issued	2	1	1	2
Planning Contravention Notices served	4	3	2	3
Breach of Condition Notices served	0	0	2	0

The figure shown in **Table 5** indicates a 49% increase in the number of investigations received this quarter, when compared with the previous quarter. This is mainly a seasonal summer spike. 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 has dropped slightly from the previous quarter figure.

Table 6

	Oct – Dec 2014	Jan – Mar 2015	Apr – Jun 2015	Jul – Sep 2015
Other types of work	527	570	579	507

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	Jul – Sep 2015
Number of applications for works to trees subject to a Tree Preservation Order (TPO)	25	16	32	20
Percentage of				

applications for works to trees subject to a TPO determined within 8 weeks	96%	94%	91%	80%
Number of notifications for works to trees within a Conservation Area (CA)	206	144	179	161
Percentage of notifications for works to trees within a Conservation Area (CA) determined within 6 weeks	92%	97%	98%	98%

Table 7 highlights:

- There has been a small fall in the number of TPOs and Notifications in the last 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	Jul – Sep 2015
Planning Information Officers	1987	2284	1811	1929
Planning Officers	1720	1662	1311	1130
Planning Administration	1099	1584	1522	1252
Planning & Conservation Team	418	614	791	403
Enforcement Team	588	716	970	637

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.

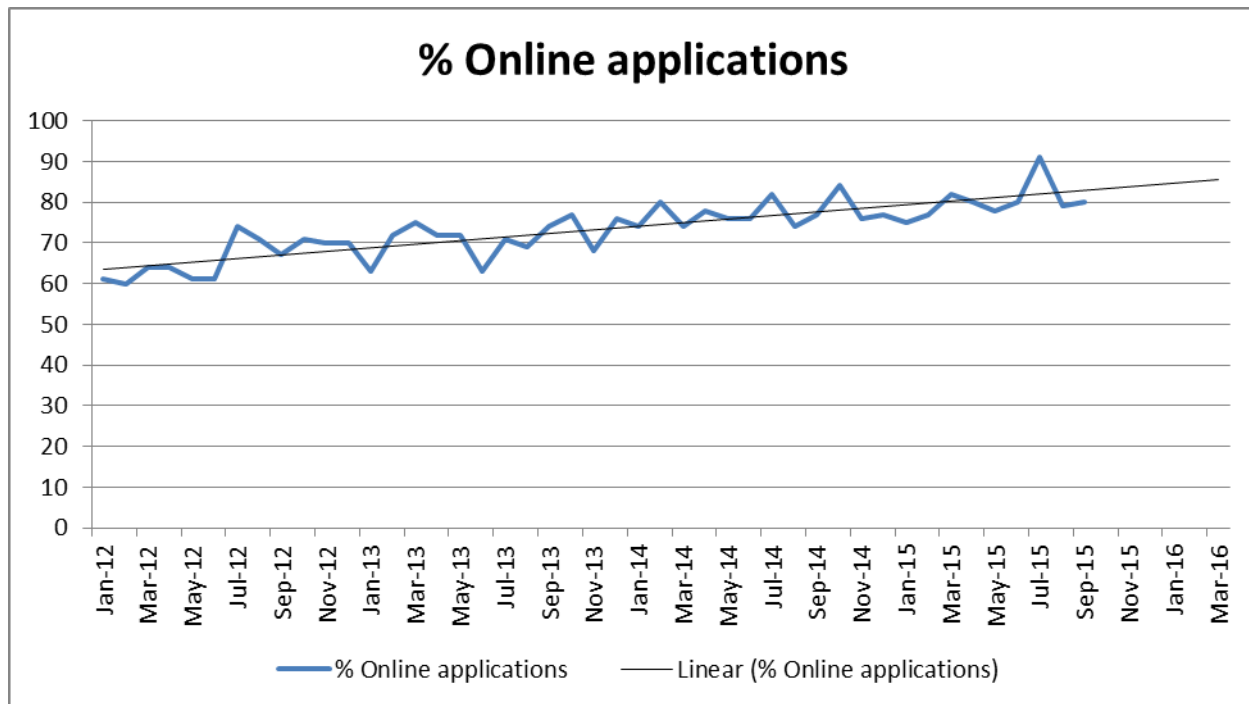


Table 10 - Customer Feedback

We have received more compliments than complaints in Planning. None were upheld this quarter.

Table 10

Customer Feedback	Oct – Dec 2014	Jan – Mar 2015	Apr – Jun 2015	Jul – Sep 2015
Compliments received	10	11	15	11
Complaints received	12	17	14	9
Complaints upheld	1	0	1	0
Complaints Not upheld	3	10	6	8
Complaints Partly upheld	4	0	1	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 have been no upheld complaints in the last 12 months.

Table 11

Ombudsman Complaints	Oct – Dec 14	Jan – Mar 15	Apr – Jun 15	Jul – Sep 2015
Complaints received	2	4	3	3
Complaints upheld	0	0	0	0
Complaints Not upheld	1	2	3	4

Table 12 – Section 106 Agreements and Community Infrastructure Levy (CIL)

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. The Council started to charge the Community Infrastructure Levy (CIL) from April 6th of this year. Early CIL collection figures have been added to the table below – these financial overview sums will be refreshed for every quarterly report.

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

Section 106 and CIL	Jan – Mar 2015	Apr – Jun 2015	Jul – Sep 2015	Annual running total
S106 Funds agreed	£5,276,031.64	£956,447.83	£134,000.00	£6,366,479.47
S106 Funds received	£707,225.78	£1,713,443.00	£1,815,656.00	£4,236,324.78
CIL sums overview Potential to date	£568,850.99			
CIL sums overview Collected to date	£45,541.99			

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

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

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	15		
Chair referral to DM Committee	7	14		

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.

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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

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