

Bath & North East Somerset Council

MEETING:	Development Management Committee	
MEETING DATE:	4 May 2016	AGENDA ITEM NUMBER
TITLE:	Quarterly Performance Report Jan – Mar 2016	
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 Mar 2016.

Bath & North East Somerset Development Management are finalists in the RTPI National Awards in the Planning Team of the Year category for the second year running. We have also been shortlisted in the South West RTPI awards for the Octagon scheme which is open now as the 'Burger Lobster' restaurant for excellence in dealing with a heritage project. The winners will be announced 5th May in London.

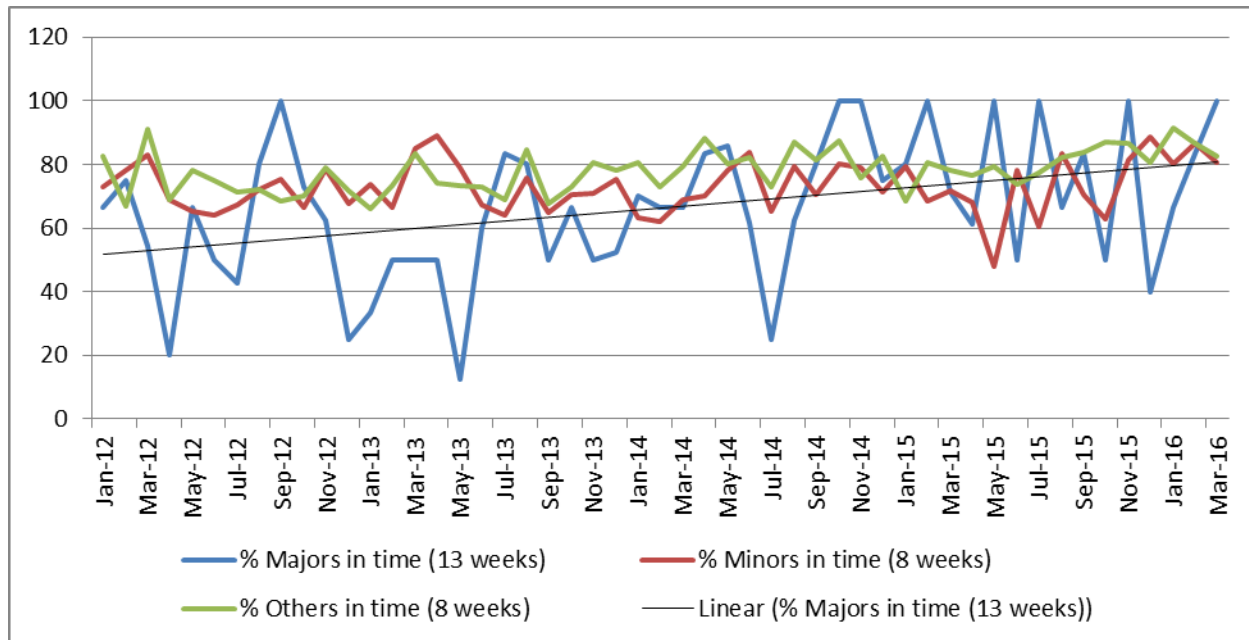
2 RECOMMENDATION

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%	59%	85%
% Minors in time	77%	72%	77%	72%	67%	71%	76%	82%
% Others in time	83%	80%	82%	75%	77%	81%	85%	87%

Table 2 highlights:

- Excellent performance on planning applications in Jan to Mar 2016, well above national targets in all three categories.

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	589	675
Withdrawn	43	45	59	56	52	73	76	65
Delegated no. and %	532 (96%)	540 (95%)	443 (95%)	536 (95%)	553 (97%)	570 (96%)	514 (96%)	488 (97%)
Refused no. and %	52 (9%)	76 (13%)	42 (9%)	60 (11%)	56 (10%)	35 (6%)	52 (10%)	35 (7%)

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 (1%).
- The current delegation rate is slightly above the last published England average of 93% (Year to Dec 2015).
- Percentage of refusals on applications remains very low when compared with the last published England average of 12% (Year ending Dec 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	2	9	4
Major residential decisions granted	7	2	1	3	9	2	8	3
Number of dwellings applied for on Major schemes	543	463	982	391	1137	180	225	354
Number of dwellings permitted on Major schemes	212	120	145	149	1636	114	719	228
Number of dwellings refused on Major schemes	299	292	32	66	103	41	151	83

Table 3 highlights:

- Numbers of major residential planning decisions (10 or more dwellings) over the last 12 months were the same as the previous year, but nearly all were permitted proposals.

Table 4 - Planning Appeals summary

	Apr – Jun 2015	Jul – Sep 2015	Oct – Dec 2015	Jan – Mar 2016
Appeals lodged	27	27	20	19
Appeals decided	23	23	25	25
Appeals allowed	5 (25%)	8 (42%)	8 (42%)	7 (28%)
Appeals dismissed	15 (75%)	11 (58%)	11 (58%)	18 (72%)

Highlights:

- Appeal costs in association with applications overturned at committee amount to £39,721.95 for the last financial year.
- In the year to Mar 2016 there has been a 1% drop in appeal numbers.
- Over the last 12 months our performance on appeals allowed is still slightly better than the national average at 34% (national average approx. 35%).

Table 5 - Enforcement Investigations summary

	Apr – Jun 2015	Jul – Sep 2015	Oct – Dec 2015	Jan – Mar 2016
Investigations launched	147	220	133	194
Investigations on hand	326	450	369	322
Investigations closed	122	98	216	296
Enforcement Notices issued	1	2	3	3
Planning Contravention Notices served	2	3	9	6
Breach of Condition Notices served	2	0	0	1

The figure shown in **Table 5** indicates a 45% increase in the number of investigations received this quarter, when compared with the previous quarter. 10 notices have been served during this quarter. 32 legal notices were served in the last financial year, up 77% on the previous 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 has increased slightly from the previous quarter figure following the trough in the winter months.

Table 6

	Apr – Jun 2015	Jul – Sep 2015	Oct – Dec 2015	Jan – Mar 2016
Other types of work	579	507	530	574

Table 7 – Works to Trees

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

Table 7

	Apr – Jun 2015	Jul – Sep 2015	Oct – Dec 2015	Jan – Mar 2016
Number of applications for works to trees subject to a Tree Preservation Order (TPO)	32	20	16	22
Percentage of applications for works to trees subject to a TPO determined within 8 weeks	91%	80%	100%	100%

Number of notifications for works to trees within a Conservation Area (CA)	179	161	207	164
Percentage of notifications for works to trees within a Conservation Area (CA) determined within 6 weeks	98%	98%	100%	99%

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 the service as a whole have seen an increase during the last quarter.

Table 8

	Apr – Jun 2015	Jul – Sep 2015	Oct – Dec 2015	Jan – Mar 2016
Planning Information Officers	1811	1929	1927	2070
Planning Officers	1311	1130	779	802
Planning Administration	1522	1252	970	1220
Planning & Conservation Team	791	403	380	279
Enforcement Team	970	637	516	451

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.

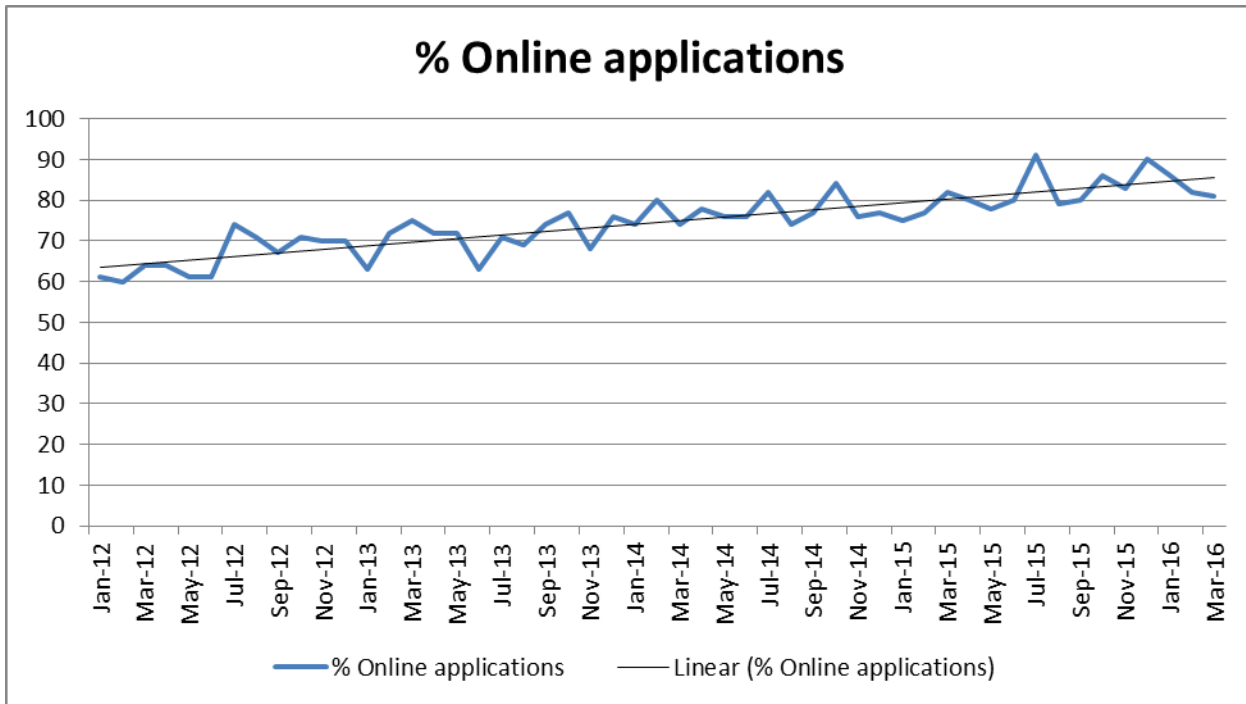


Table 10 - Customer Feedback

We have received more compliments than complaints in Planning. None were upheld for the last 9 months.

Table 10

Customer Feedback	Apr – Jun 2015	Jul – Sep 2015	Oct – Dec 2015	Jan – Mar 2016
Compliments received	15	11	18	6
Complaints received	14	9	4	5
Complaints upheld	1	0	0	0
Complaints Not upheld	6	8	2	4
Complaints Partly upheld	1	1	2	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.

Table 11

Ombudsman Complaints	Apr – Jun 15	Jul – Sep 15	Oct – Dec 15	Jan – Mar 16
Complaints received	3	3	3	3
Complaints upheld	0	0	0	2
Complaints Not upheld	3	4	2	2

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 of last 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	Apr – Jun 2015	Jul – Sep 2015	Oct – Dec 2015	Jan – Mar 2016	Annual running total (fin year)
S106 Funds agreed	£956,447.83	£134,000.00	£0	£225,708.23	£1,325,242.05
S106 Funds received	£1,713,443.00	£1,815,656.00	£2,075,426.35	£857,628.70	£6,462,154.05
CIL sums overview Potential to date	£2,202,970.00				
CIL sums overview Collected to date	£99,748.00				

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

	Apr – Jun 2015	Jul – Sep 2015	Oct – Dec 2015	Jan – Mar 2016
Numbers of Accredited Agents	25	25	29	29
Numbers of householder applications submitted	30	28	43	44

by Accredited Agents				
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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	20	13
Chair referral to DM Committee	7	14	10	8

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/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	