

Bath & North East Somerset Council

MEETING:	Development Management Committee	
MEETING DATE:	16 November 2016	AGENDA ITEM NUMBER
TITLE:	Quarterly Performance Report July – Sept 2016	
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 a range of activities within the Development Management function.

This report covers the period from 1 July – 30 Sept 2016.

Planning have had two infographics produced about the Development Management service. They can be viewed from the below links. These are basic introductions to the topics of making a pre-application enquiry or lodging a planning application. These are a useful introductory guide for those who are not regular users of the service.

[Before you Apply | Bathnes](#)

[Apply for Planning Permission | Bathnes](#)

Keep up to date with the latest Planning news on our Latest News web page here:
<http://www.bathnes.gov.uk/services/planning-and-building-control/latest-news>

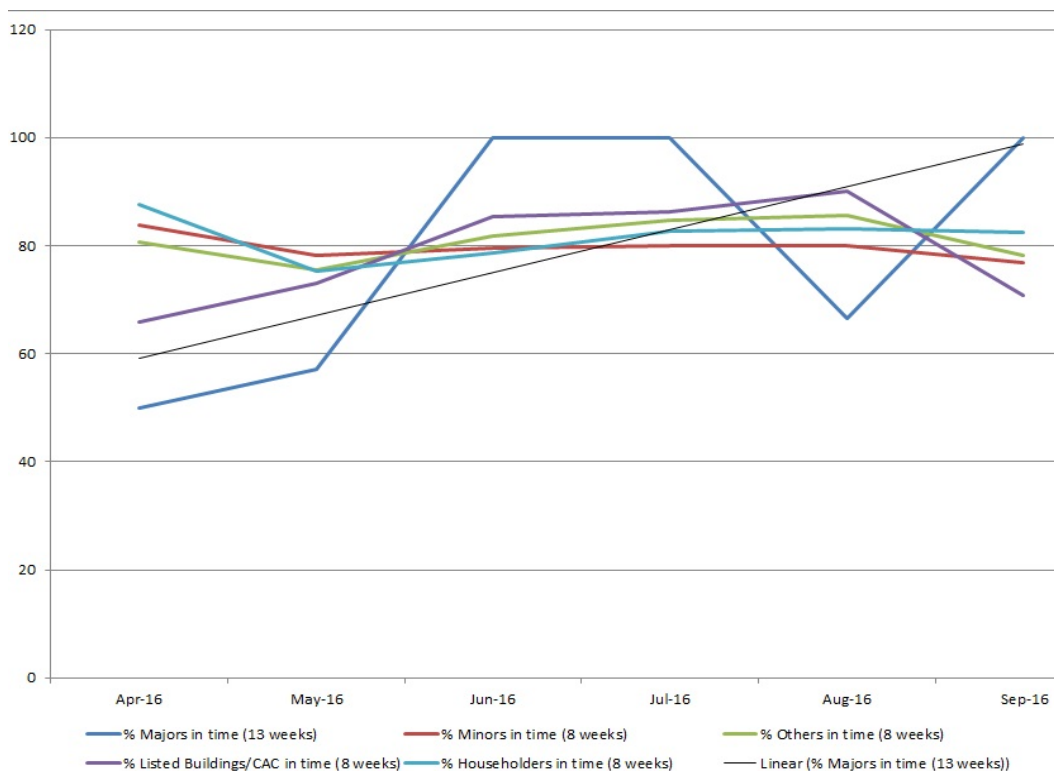
2 RECOMMENDATION

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	2015/16				2016/17			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
% Majors in time	64%	78%	59%	85%	71%	89%		
% Minors in time	67%	71%	76%	82%	81%	79%		
% Others in time	77%	81%	85%	87%	80%	83%		

Highlights:

- The chart and table above shows excellent performance on particularly Majors during the last quarter, well above the national target.

*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).*

2 - Recent Planning Application Performance

Application nos.	2015/16				2016/17			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Received	650	646	589	675	740	671		
Withdrawn	52	73	76	65	56	55		
Delegated no. and %	553 (97%)	570 (96%)	514 (96%)	488 (97%)	601 (95%)	643 (96%)		
Refused no. and %	56 (10%)	35 (6%)	52 (10%)	35 (7%)	59 (9%)	56 (8%)		

Highlights:

- B&NES have shown a 3% rise in planning application numbers when compared to the previous 12 month period which is slightly above the national trend (up 2%).
- The current delegation rate is slightly above the last published England average of 94% (Year to June 2016).
- Percentage of refusals on planning applications remains low when compared with the last published England average of 12% (Year ending June 2016).

3 – Dwelling Numbers

Dwelling numbers	2015/16				2016/17			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Major residential (10 or more dwellings) decisions	13	2	9	4	2	6		
Major residential decisions granted	9	2	8	3	1	6		
Number of dwellings applied for on Major schemes	1137	180	225	354	203	640		
Number of dwellings permitted on schemes	1636	114	719	228	116	537		
Number of dwellings refused on schemes	103	41	151	83	80	32		

Highlights:

- Numbers of major residential planning decisions (10 or more dwellings) has risen in the last quarter and all were permitted.

4 - Planning Appeals

	Oct – Dec 2015	Jan – Mar 2016	Apr – Jun 2016	Jul – Sep 2016
Appeals lodged	20	19	18	27
Appeals decided	25	25	16	20
Appeals allowed	8 (42%)	7 (28%)	6 (43%)	2 (10%)
Appeals dismissed	11 (58%)	18 (72%)	8 (57%)	18 (90%)

Highlights:

- In the year to Sept 2016 there has been a 10% drop in appeal numbers.
- Over the last 12 months our performance on appeals allowed is good and within the national average at 29% (national average approx. 35%).

5 - Enforcement Investigations

	Oct – Dec 2015	Jan – Mar 2016	Apr – Jun 2016	Jul – Sep 2016
Investigations launched	133	194	165	166
Investigations on hand	369	322	341	351
Investigations closed	216	296	150	168
Enforcement Notices issued	3	3	13	0

Planning Contravention Notices served	9	6	8	11
Breach of Condition Notices served	0	1	1	0

6 – Other Work (applications handled but not included in national returns)

The service also has formal procedures to process pre-application advice, householder development questionnaires, discharging conditions, prior approvals, prior notifications and non-material amendments to list a few. The table below shows the total number received which require resource to action and determine.

	Oct – Dec 2015	Jan – Mar 2016	Apr – Jun 2016	Jul – Sep 2016
Other types of work	530	574	651	563

Highlights:

- Noticeable decrease compared to the previous quarter

7 – Works to Trees

The number and percentage of determined tree applications and notifications

	Oct – Dec 2015	Jan – Mar 2016	Apr – Jun 2016	Jul – Sep 2016
Number of applications for works to trees subject to a Tree Preservation Order (TPO)	16	22	9	20
Percentage of applications for works to trees subject to a TPO determined within 8 weeks	100%	100%	100%	100%
Number of notifications for works to trees within a Conservation Area (CA)	207	164	138	183
Percentage of notifications for works to trees within a Conservation Area (CA) determined within 6 weeks	100%	99%	99%	97%

Highlights:

- There has been a rise in the numbers of TPOs and Notifications the last quarter after the seasonal drop during spring.
- 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 very good.

8 – Corporate Customer Feedback

Customer Feedback	Oct – Dec 2015	Jan – Mar 2016	Apr – Jun 2016	Jul – Sep 2016
Compliments received	18	6	12	47
Complaints received	4	5	11	15
Complaints upheld	0	0	1	1
Complaints Not upheld	2	4	4	6
Complaints Partly upheld	2	1	0	0

Highlights:

- There has been a significant increase in compliments received during the last quarter

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.

Ombudsman Complaints	Oct – Dec 15	Jan – Mar 16	Apr – Jun 16	Jul – Sep 16
Complaints received	3	3	4	0
Complaints upheld	0	2	0	0
Complaints Not upheld	2	2	3	1

10 – Working With Our Customers

In 2013 we launched an Accredited Agent Scheme. Our Accredited 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. The number of 'invalid' applications being submitted in general is relatively low now at 41% in the last quarter. A list of current Accredited Agents is displayed on the [council website](#).

We completed another Planning survey to get customer feedback recently where we have seen an increase in customer satisfaction to 69% since the last survey 18 months ago.

We hold quarterly Agent Forum meetings, the latest of which was in October. The meetings allow us to deliver briefings on subjects such as Drainage and Flooding considerations and policy changes as well as gather important and useful feedback and ideas from our regular agents as we strive to improve the services we deliver. Any agent can join the forum by emailing development_management@bathnes.gov.uk to be added to the Agents' Forum mailing list.

11 – 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 2015. Early CIL collection figures have been added to the table below – these financial overview sums will be refreshed for every quarterly report. In this financial year so far we have received £874,150.15 in CIL.

(Note: all figures are for guidance only because of the further work still being undertaken in monitoring)

Section 106 and CIL	Apr – Jun 2016	Jul – Sep 2016	Oct – Dec 2016	Jan – Mar 2017	Annual running total (fin year)
S106 Funds agreed	£2,049,013.86	£253,931.42			£2,302,945.28
S106 Funds received	£169,477.00	£2,891,800.00			£3,061,277.00
CIL sums overview Potential to date	£6,547,791.83 (since April '15)				
CIL sums overview Collected to date	£919,350.15 (since April '15)				

12 – Chair Referrals

Table 12 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.**

	Oct – Dec 2015	Jan – Mar 2016	Apr – Jun 2016	Jul – Sept 2016
Chair referral delegated	20	13	14	25
Chair referral to DM Committee	10	8	19	12

13 – 5 Year Housing Land Supply against Total Planned Provision 13,000 for 2016/17 – 2020/21

A	Total Planned Provision	2011-29	13,000 dwellings	722 per annum
B	Built over years 1-5	11/12 - 15/16	2,971	594 pa
C	Plan requirement for years 1-10 (5 years hence)	11/12 - 20/21	7,220	722 pa x 10 yrs
D	5 year Supply Requirement (100%)	16/17 - 20/21	4,249	C - B
E	5 year Supply Requirement (with 5%	16/17 - 20/21	4,461	D + 5%

	buffer)			
F	5 year Supply Requirement (with 20% buffer)	16/17 - 20/21	5,099	D + 20%
G	Deliverable Supply (#)	16/17 - 20/21	5,726	
H	Deliverable Supply buffer (%)	16/17 - 20/21	35%	
I	Deliverable Supply (#) over 100% requirement	16/17 - 20/21	1,477	G - D
J	Deliverable Supply (#) over 105% requirement	16/17 - 20/21	1,265	G - E
K	Deliverable Supply (#) over 120% requirement	16/17 - 20/21	627	G - F

Between 2016 and 2021 BANES needs to deliver 4,249 dwellings (D) and be able to identify a deliverable supply of 5,099 dwellings (F). The 20% buffer is a national requirement needed to ensure delivery. Against these requirements the Council can currently identify a deliverable supply of 5,726 (G). 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, 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	