

Bath & North East Somerset Council

MEETING:	Development Management Committee	
MEETING DATE:	8 February 2017	AGENDA ITEM NUMBER
TITLE:	Quarterly Performance Report Oct – Dec 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 Oct – 31 Dec 2016.

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>

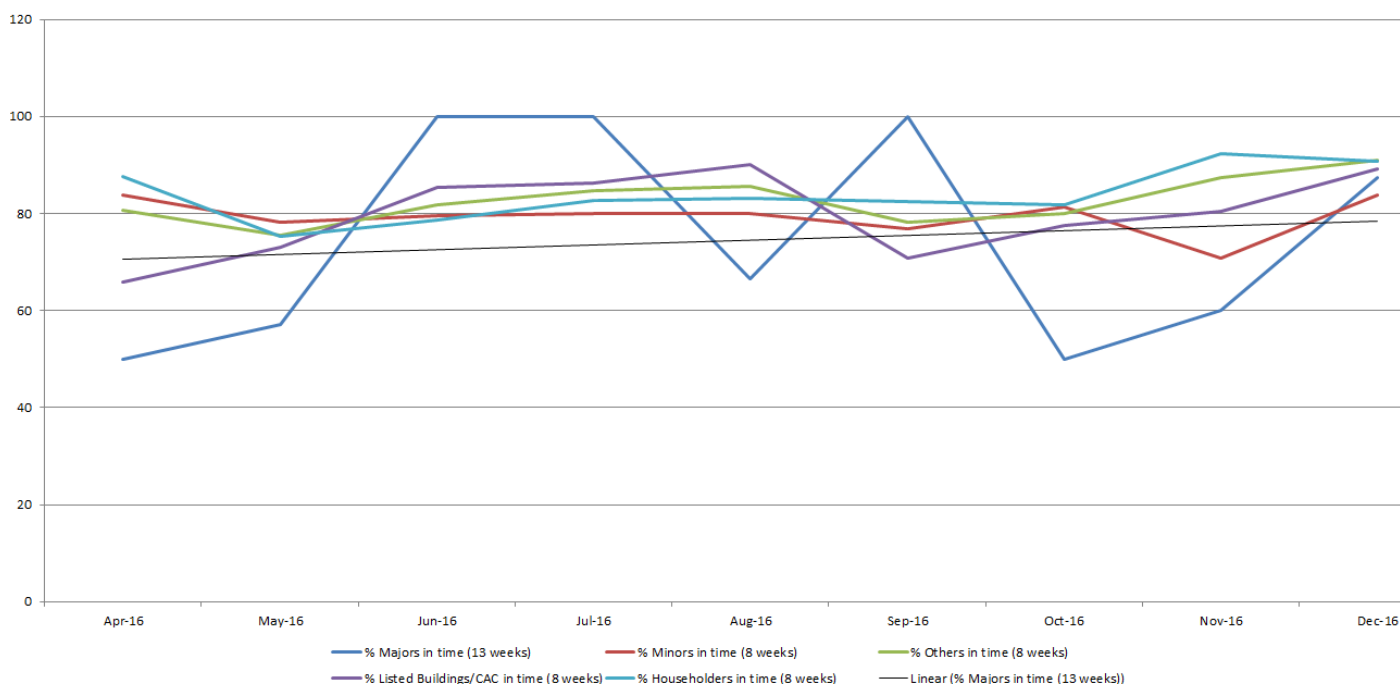
2 RECOMMENDATION

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%	73%	
% Minors in time	67%	71%	76%	82%	81%	79%	79%	
% Others in time	77%	81%	85%	87%	80%	83%	86%	

Highlights:

- The chart and table above shows excellent performance on all three of the planning application categories, particularly in the last two months of the year, 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	630	
Withdrawn	52	73	76	65	56	55	75	
Delegated no. and %	553 (97%)	570 (96%)	514 (96%)	488 (97%)	601 (95%)	643 (96%)	560 (95%)	
Refused no. and %	56 (10%)	35 (6%)	52 (10%)	35 (7%)	59 (9%)	56 (8%)	59 (10%)	

Highlights:

- B&NES have shown a 5% rise in planning application numbers when compared to the previous 12 month period which is above the national trend (up 2%).
- The current delegation rate is slightly above the last published England average of 94% (Year to Sept 2016).

- Percentage of refusals on planning applications remains low when compared with the last published England average of 12% (Year ending Sept 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	4	
Major residential decisions granted	9	2	8	3	1	6	4	
Number of dwellings applied for on Major schemes	1137	180	225	354	203	640	952	
Number of dwellings permitted on schemes	1636	114	719	228	116	537	110	
Number of dwellings refused on schemes	103	41	151	83	80	32	10	

Highlights:

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

4 - Planning Appeals

	Jan – Mar 2016	Apr – Jun 2016	Jul – Sep 2016	Oct – Dec 2016
Appeals lodged	19	18	27	24
Appeals decided	25	16	20	25
Appeals allowed	7 (28%)	6 (43%)	2 (10%)	3 (12%)
Appeals dismissed	18 (72%)	8 (57%)	18 (90%)	22 (88%)

Highlights:

- In the year to Dec 2016 there has been a 4% drop in appeal numbers.
- Over the last 12 months our performance on appeals allowed is very good and within the national average at 21% (national average approx. 33%). The last 6 months has seen an average of 10%.

5 - Enforcement Investigations

	Jan – Mar 2016	Apr – Jun 2016	Jul – Sep 2016	Oct – Dec 2016
Investigations launched	194	165	166	145
Investigations on hand	322	341	351	330
Investigations closed	296	150	168	136
Enforcement Notices issued	3	13	0	4
Planning Contravention Notices served	6	8	11	17
Breach of Condition Notices served	1	1	0	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.

	Jan – Mar 2016	Apr – Jun 2016	Jul – Sep 2016	Oct - Dec 2016
Other types of work	574	651	565	486

Highlights:

- Noticeable decrease over the last two quarters after peaking spring/summer

7 – Works to Trees

The number and percentage of determined tree applications and notifications

	Jan – Mar 2016	Apr – Jun 2016	Jul – Sep 2016	Oct – Dec 2016
Number of applications for works to trees subject to a Tree Preservation Order (TPO)	22	9	20	24
Percentage of applications for works to trees subject to a TPO determined within 8 weeks	100%	100%	100%	96%
Number of notifications for works to trees within a Conservation Area (CA)	164	138	183	232
Percentage of notifications for works to trees within a Conservation Area (CA) determined within 6 weeks	99%	99%	97%	100%

Highlights:

- There has been an autumn seasonal rise in the numbers of TPOs and Notifications 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.

8 – Corporate Customer Feedback

Customer Feedback	Jan – Mar 2016	Apr – Jun 2016	Jul – Sep 2016	Oct – Dec 2016
Compliments received	6	12	47	24

Complaints received	5	11	15	3
Complaints upheld	0	1	1	0
Complaints Not upheld	4	4	6	3
Complaints Partly upheld	1	0	0	0

Highlights:

- There has been a significant increase in compliments received during the last 6 months.

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

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.

(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	£382,278.42	£0		£2,431,292.28
S106 Funds received	£166,143.68	£2,891,801.12	£894,961.03		£3,952,905.83
CIL sums overview Potential to date	£6,809,169.87 (since April '15)				
CIL sums overview Collected to date	£1,316,356.08 (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.**

	Jan – Mar 2016	Apr – Jun 2016	Jul – Sept 2016	Oct – Dec 2016
Chair referral delegated	13	14	25	22
Chair referral to DM Committee	8	19	12	15

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
B	Built over years 1-5	11/12 - 15/16	2,971
C	Plan requirement for years 1-10 (5 years hence)	11/12 - 20/21	7,220
D	5 year Supply Requirement (100%)	16/17 - 20/21	4,249
E	5 year Supply Requirement (with 5% buffer)	16/17 - 20/21	4,461
F	5 year Supply Requirement (with 20% buffer)	16/17 - 20/21	5,099
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
J	Deliverable Supply (#) over 105% requirement	16/17 - 20/21	1,265
K	Deliverable Supply (#) over 120% requirement	16/17 - 20/21	627

Between 2016 and 2021 BANES needs to deliver 4,249 dwellings and be able to identify a deliverable supply of 5,099 dwellings. 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. 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	