

# Bath & North East Somerset Council

MEETING:	Development Management Committee	
MEETING DATE:	3 May 2017	AGENDA ITEM NUMBER
TITLE:	Quarterly Performance Report Jan – Mar 2017	
WARD:	ALL	
<b>AN OPEN PUBLIC ITEM</b>		
<b>List of attachments to this report:</b> 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 Jan – 31 Mar 2017.*

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>

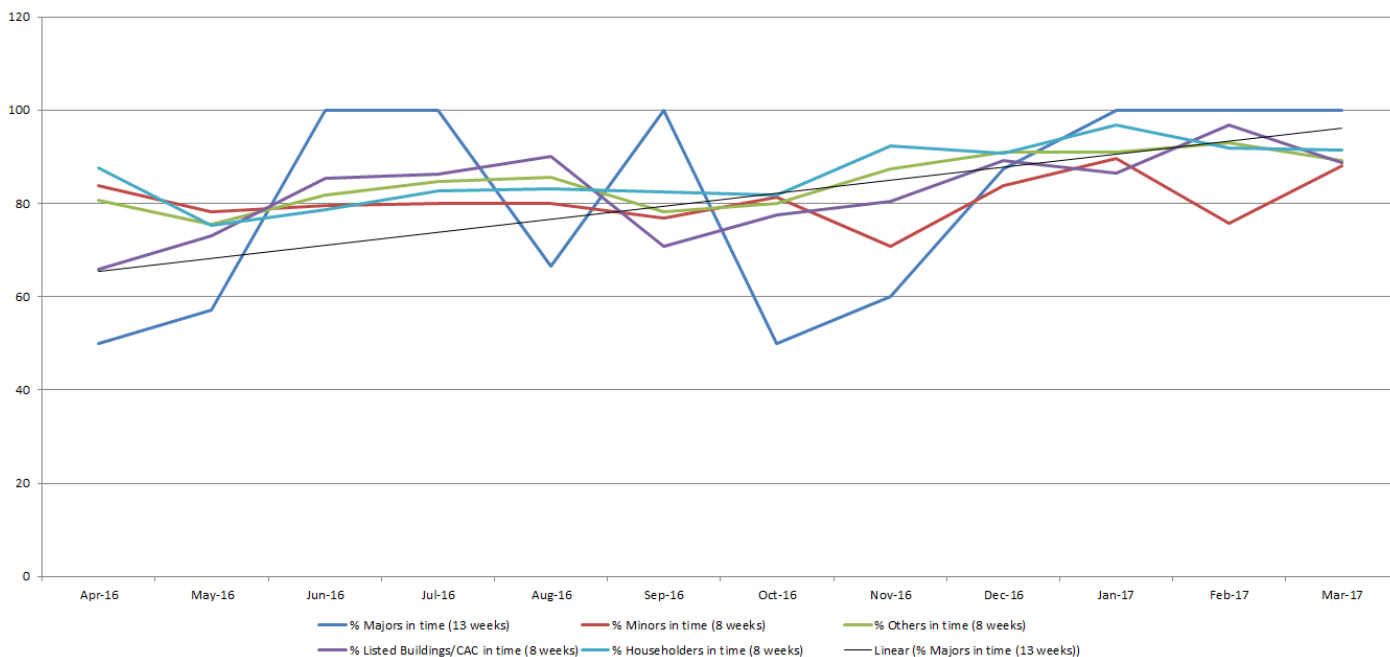
## 2 RECOMMENDATION

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%	100%
% Minors in time	67%	71%	76%	82%	81%	79%	79%	85%
% Others in time	77%	81%	85%	87%	80%	83%	86%	91%

### Highlights:

- The chart and table above shows excellent performance on all three of the planning application categories. Majors and Minors particularly have been above target consistently every quarter for 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).*

## 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	729
Withdrawn	52	73	76	65	56	55	75	50
Delegated no. and %	553 (97%)	570 (96%)	514 (96%)	488 (97%)	601 (95%)	643 (96%)	560 (95%)	520 (96%)
Refused no. and %	56 (10%)	35 (6%)	52 (10%)	35 (7%)	59 (9%)	56 (8%)	59 (10%)	53 (10%)

### Highlights:

- B&NES have shown an 8% rise in planning application numbers when compared to the previous 12 month period which is above the national trend (up 2%). This is the highest volume of planning applications received in a year since pre-recession 2007/08.

- The current delegation rate is slightly above the last published England average of 94% (Year to Dec 2016).
- Percentage of refusals on planning applications remains low when compared with the last published England average of 12% (Year ending Dec 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	5
Major residential decisions granted	9	2	8	3	1	6	4	4
Number of dwellings applied for on Major schemes	1137	180	225	354	203	640	952	260
Number of dwellings permitted on schemes	1636	114	719	228	116	537	110	Report in next issue
Number of dwellings refused on schemes	103	41	151	83	80	32	10	Report in next issue

#### Highlights:

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

### **4 - Planning Appeals**

	Apr – Jun 2016	Jul – Sep 2016	Oct – Dec 2016	Jan – Mar 2017
Appeals lodged	18	27	24	31
Appeals decided	16	20	25	43
Appeals allowed	6 (43%)	2 (10%)	3 (12%)	15 (36%)
Appeals dismissed	8 (57%)	18 (90%)	22 (88%)	27 (64%)

#### Highlights:

- In the year to Mar 2017 there has been an 8% rise in appeal numbers.
- Over the last 12 months our performance on appeals allowed is very good and within the national average at 25% (national average approx. 33%).
- Appeal costs in association with applications overturned at committee amount to £75,000 for the last financial year.

### **5 - Enforcement Investigations**

	Apr – Jun 2016	Jul – Sep 2016	Oct – Dec 2016	Jan – Mar 2017
Investigations launched	165	166	145	165
Investigations in hand	341	351	330	350
Investigations closed	150	168	136	147
Enforcement Notices issued	13	0	4	1
Planning Contravention Notices served	8	11	17	1

Breach of Condition Notices served	1	0	0	0
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Highlights:

- There has been an increase in legal notices served in the last financial year.

## **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.

	<b>Apr – Jun 2016</b>	<b>Jul – Sep 2016</b>	<b>Oct - Dec 2016</b>	<b>Jan – Mar 2017</b>
Other types of work	651	565	486	594

Highlights:

- Noticeable increase over the last quarter after dipping in autumn.

## **7 – Works to Trees**

The number and percentage of determined tree applications and notifications

	<b>Apr – Jun 2016</b>	<b>Jul – Sep 2016</b>	<b>Oct – Dec 2016</b>	<b>Jan – Mar 2017</b>
Number of applications for works to trees subject to a Tree Preservation Order (TPO)	9	20	24	27
Percentage of applications for works to trees subject to a TPO determined within 8 weeks	100%	100%	96%	96%
Number of notifications for works to trees within a Conservation Area (CA)	138	183	232	162
Percentage of notifications for works to trees within a Conservation Area (CA) determined within 6 weeks	99%	97%	100%	99%

Highlights:

- There has been drop in numbers of TPOs and Notifications the last quarter from the autumn seasonal high.
- 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**

<b>Customer Feedback</b>	<b>Apr – Jun 2016</b>	<b>Jul – Sep 2016</b>	<b>Oct – Dec 2016</b>	<b>Jan – Mar 2017</b>
Compliments received	12	47	24	15
Complaints received	11	15	3	7
Complaints upheld	1	1	0	2
Complaints Not upheld	4	6	3	4
Complaints Partly upheld	0	0	0	0

### Highlights:

- There were more compliments received than complaints in the last financial year. The number of complaints not upheld still remains good.

## **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.

<b>Ombudsman Complaints</b>	<b>Apr – Jun 16</b>	<b>Jul – Sep 16</b>	<b>Oct – Dec 16</b>	<b>Jan – Mar 17</b>
<b>Complaints received</b>	4	0	0	2
<b>Complaints upheld</b>	0	0	0	0
<b>Complaints Not upheld</b>	3	1	2	0

### Highlights:

- There have been no upheld complaints in the last year.

## **10 – Working With Our Customers**

Recently we set up a '[Latest News](#)' page on the council website to keep all our customers up to date with work across Development Service. It has proved popular and we include formal as well as informal information about the work we do.

We no longer ask customers who want to see planning history pre 1996 and only available in paper files to come into the Bath One Stop Shop. We now digitise the paper version and send customers a link so that all planning history is available electronically from their home computer.

## **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. CIL 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	£19,274.40	£95,270.26	£2,545,836.94
S106 Funds received	£166,143.68	£2,891,801.12	£894,961.03	£654,944.25	£4,607,850.08
CIL sums overview Potential to date	£7,475,299.89 (since April '15)				
CIL sums overview Collected to date	£1,536,501.88 (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.**

	Apr – Jun 2016	Jul – Sept 2016	Oct – Dec 2016	Jan – Mar 2017
Chair referral delegated	14	25	22	8
Chair referral to DM Committee	19	12	15	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
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.

<b>Contact person</b>	John Theobald, Project/Technical and Management Support Officer, Development 01225 477519
<b>Background papers</b>	CLG General Development Management statistical returns PS1 and PS2 + Planning applications statistics on the DCLG website: <a href="https://www.gov.uk/government/statistical-data-sets/live-tables-on-planning-application-statistics">https://www.gov.uk/government/statistical-data-sets/live-tables-on-planning-application-statistics</a>
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