

Bath & North East Somerset Council

MEETING:	Development Management Committee	
MEETING DATE:	15 November 2017	AGENDA ITEM NUMBER
TITLE:	Quarterly Performance Report July – Sept 2017	
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 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>

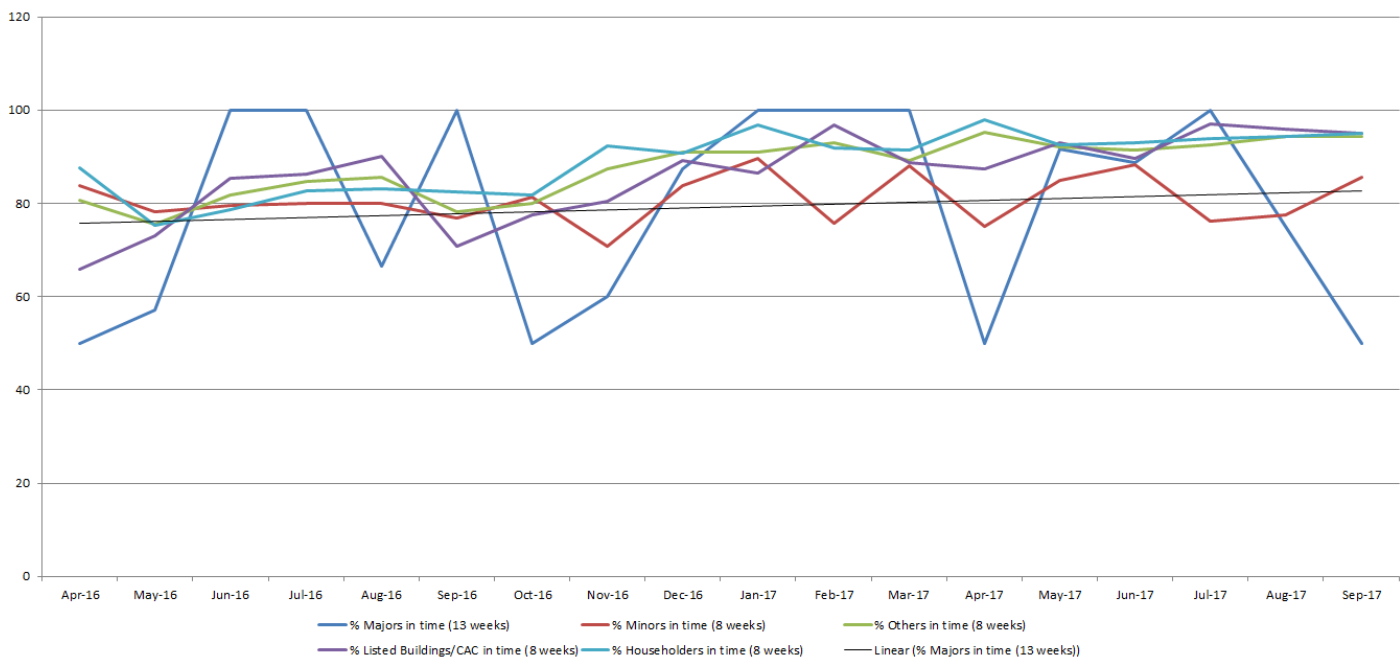
2 RECOMMENDATION

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	2016/17				2017/18			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
% Majors in time	71%	89%	73%	100%	87%	73%		
% Minors in time	81%	79%	79%	85%	83%	80%		
% Others in time	80%	83%	86%	91%	93%	94%		

Highlights:

- The chart and table above shows excellent performance on all three of the planning application categories. All three categories have been above target consistently every quarter for over 18 months.

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.	2016/17				2016/17			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Received	740	671	630	729	719	719		
Withdrawn	56	55	75	50	56	66		
Delegated no. and %	601 (95%)	643 (96%)	560 (95%)	520 (96%)	603 (95%)	597 (96%)		
Refused no. and %	59 (9%)	56 (8%)	59 (10%)	53 (10%)	52 (8%)	52 (8%)		

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 (0% increase).
- The current delegation rate is slightly above the last published England average of 94% (Year to Jun 2017).

- Percentage of refusals on planning applications remains very low when compared with the last published England average of 12% (Year ending Jun 2017).

3 – Dwelling Numbers

Dwelling numbers	2016/17				2016/17			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Major residential (10 or more dwellings) decisions	2	6	4	5	12	4		
Major residential decisions granted	1	6	4	4	9	4		
Number of dwellings applied for on Major schemes	203	640	952	260	438	197		
Number of dwellings permitted on schemes	116	537	110	147	579	349		
Number of dwellings refused on schemes	80	32	10	26	106	52		

Highlights:

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

4 - Planning Appeals

	Oct – Dec 2016	Jan – Mar 2017	Apr – Jun 2017	Jul – Sep 2017
Appeals lodged	24	31	31	22
Appeals decided	25	43	17	24
Appeals allowed	3 (12%)	15 (36%)	4 (25%)	6 (25%)
Appeals dismissed	22 (88%)	27 (64%)	12 (75%)	18 (75%)

Highlights:

- In the year to Sept 2017 there has been a 29% rise in appeal numbers. There was a particular spike in January.
- Over the last 12 months our performance on appeals allowed is very good and within the national average at 26% (national average approx. 33%).

5 - Enforcement Investigations

	Oct – Dec 2016	Jan – Mar 2017	Apr – Jun 2017	Jul – Sep 2017
Investigations launched	145	165	194	180
Investigations in hand	330	350	408	340
Investigations closed	136	147	125	234
Enforcement Notices issued	4	1	3	7
Planning Contravention Notices served	17	1	9	17
Breach of Condition Notices served	0	0	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.

	Oct - Dec 2016	Jan – Mar 2017	Apr – Jun 2017	Jul – Sep 2017
Other types of work	486	594	583	574

7 – Works to Trees

The number and percentage of determined tree applications and notifications

	Oct – Dec 2016	Jan – Mar 2017	Apr – Jun 2017	Jul – Sep 2017
Number of applications for works to trees subject to a Tree Preservation Order (TPO)	24	27	16	21
Percentage of applications for works to trees subject to a TPO determined within 8 weeks	96%	96%	100%	86%
Number of notifications for works to trees within a Conservation Area (CA)	232	162	157	184
Percentage of notifications for works to trees within a Conservation Area (CA) determined within 6 weeks	100%	99%	99%	99%

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 good.

8 – Corporate Customer Feedback

Customer Feedback	Oct – Dec 2016	Jan – Mar 2017	Apr – Jun 2017	Jul – Sep 2017
Compliments received	24	15	18	9

Complaints received	3	7	18	10
Complaints upheld	0	2	0	0
Complaints Not upheld	3	4	9	3
Complaints Partly upheld	0	0	0	1

Highlights:

- There have been no upheld complaints over the last six 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	Oct – Dec 16	Jan – Mar 17	Apr – Jun 17	Jul – Sep 17
Complaints received	0	2	1	1 (Premature Complaint- referred back to Council)
Complaints upheld	0	0	0	0
Complaints Not upheld	2	0	0	0

Highlights:

- There have been no upheld complaints for over a year.

10 – Working With Our Customers

'[Latest News](#)' is still up and running on the council website with a new collection of articles from Development, including the Policy & Environment and Building Control teams. It has proved popular with both formal and informal content.

Planning Performance Agreements moved to an upfront charge in July 2017, as a response from developers who wanted more certainty about costs of development. Feedback on the new scheme has continued to be good.

11 – Section 106 Agreements and Community Infrastructure Levy (CIL)

Members will be aware of the Planning Obligations SPD first published in 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/CIL Monitoring Officer to actively monitor the delivery of agreed obligations. CIL financial overview sums will be refreshed for every quarterly report. A CIL annual report is also published on our website: <http://www.bathnes.gov.uk/services/planning-and-building-control/planning/planning-advice-and-guidance/community>

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

Section 106 and CIL	Apr – Jun 2017	Jul – Sep 2017	Oct – Dec 2017	Jan – Mar 2018	Annual running total (fin year)
S106 Funds agreed	£1,447,527.64	£2,305,912.30			£3,753,439.94
S106 Funds received	£962,090.49	£2,365,820.16			£3,327,910.65
CIL sums overview Potential to date	£8,391,282.67 (since April '15)				
CIL sums overview Collected to date	£3,845,583.89 (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 2016	Jan – Mar 2017	Apr – Jun 2017	Jul – Sep 2017
Chair referral delegated	22	8	25	20
Chair referral to DM Committee	15	12	19	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	