

Bath & North East Somerset Council

MEETING:	Development Management Committee	
MEETING DATE:	14 February 2018	AGENDA ITEM NUMBER
TITLE:	Quarterly Performance Report October – December 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 October – 31 December 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>

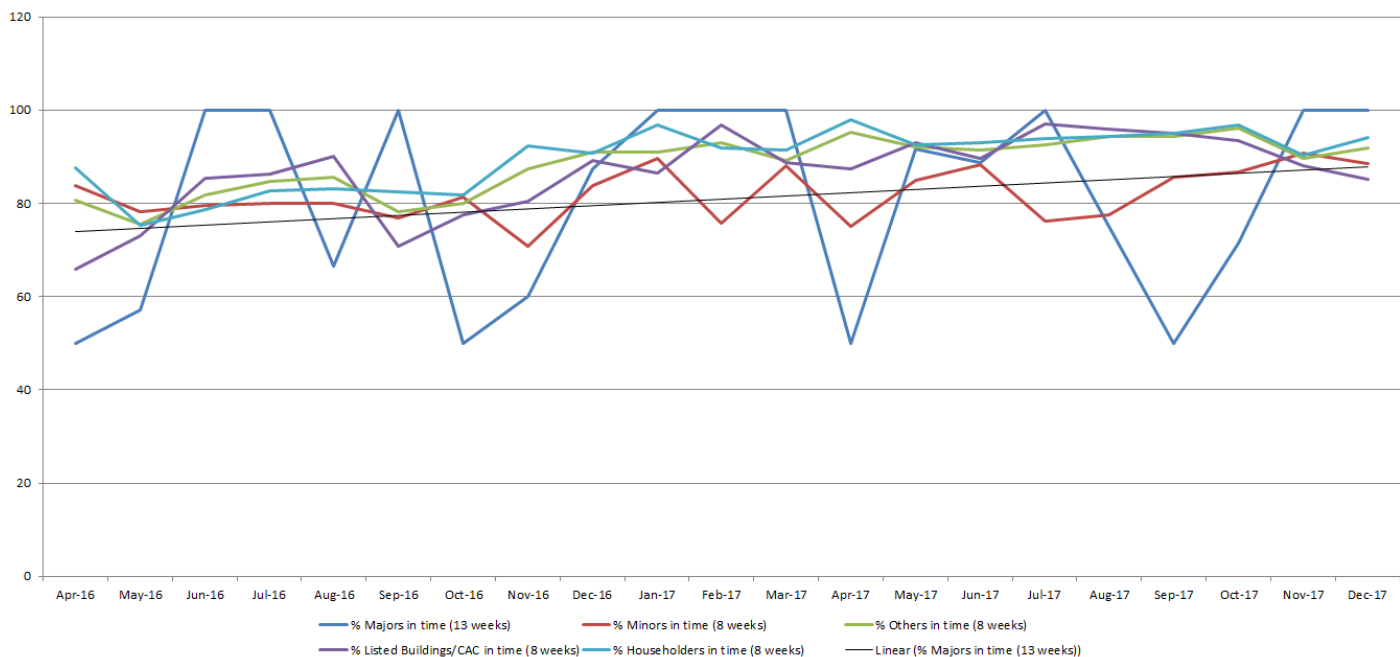
2 RECOMMENDATION

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%	88%	
% Minors in time	81%	79%	79%	85%	83%	80%	89%	
% Others in time	80%	83%	86%	91%	93%	94%	93%	

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 2 years now.

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	672	
Withdrawn	56	55	75	50	56	66	93	
Delegated no. and %	601 (95%)	643 (96%)	560 (95%)	520 (96%)	603 (95%)	597 (96%)	577 (96%)	
Refused no. and %	59 (9%)	56 (8%)	59 (10%)	53 (10%)	52 (8%)	52 (8%)	68 (11%)	

Highlights:

- B&NES have shown a 4% rise in planning application numbers when compared to the previous 12 month period which is above the national trend (1% decrease).
- The current delegation rate is slightly above the last published England average of 94% (Year to Sept 2017).

- Percentage of refusals on planning applications remains low when compared with the last published England average of 12% (Year ending Sept 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	10	
Major residential decisions granted	1	6	4	4	9	4	7	
Number of dwellings applied for on Major schemes	203	640	952	260	438	197	143	
Number of dwellings permitted on schemes	116	537	110	147	579	349	To follow in the Spring report	
Number of dwellings refused on schemes	80	32	10	26	106	52	To follow in the Spring report	

Highlights:

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

4 - Planning Appeals

	Jan – Mar 2017	Apr – Jun 2017	Jul – Sep 2017	Oct – Dec 2017
Appeals lodged	31	31	22	33
Appeals decided	43	17	24	21
Appeals allowed	15 (36%)	4 (25%)	6 (25%)	3 (14%)
Appeals dismissed	27 (64%)	12 (75%)	18 (75%)	18 (86%)

Highlights:

- In the year to Dec 2017 there has been a 33% rise in appeal numbers.
- Over the last 12 months our performance on appeals allowed is very good and within the national average at 27% (national average approx. 33%).

5 - Enforcement Investigations

	Jan – Mar 2017	Apr – Jun 2017	Jul – Sep 2017	Oct – Dec 2017
Investigations launched	165	194	180	126
Investigations in hand	350	408	340	284
Investigations closed	147	125	234	190
Enforcement Notices issued	1	3	7	7
Planning Contravention Notices served	1	9	17	4
Breach of Condition Notices served	0	0	0	2

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 2017	Apr – Jun 2017	Jul – Sep 2017	Oct – Dec 2017
Other types of work	594	583	574	534

7 – Works to Trees

The number and percentage of determined tree applications and notifications

	Jan – Mar 2017	Apr – Jun 2017	Jul – Sep 2017	Oct – Dec 2017
Number of applications for works to trees subject to a Tree Preservation Order (TPO)	27	16	21	21
Percentage of applications for works to trees subject to a TPO determined within 8 weeks	96%	100%	86%	100%
Number of notifications for works to trees within a Conservation Area (CA)	162	157	184	241
Percentage of notifications for works to trees within a Conservation Area (CA) determined within 6 weeks	99%	99%	99%	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 is excellent.

8 – Corporate Customer Feedback

Customer Feedback	Jan – Mar 2017	Apr – Jun 2017	Jul – Sep 2017	Oct – Dec 2017
Compliments received	15	18	9	30

Complaints received	7	18	10	15
Complaints upheld	2	0	0	1
Complaints Not upheld	4	9	3	7
Complaints Partly upheld	0	0	1	2

Highlights:

- There have been more compliments received than complaints in 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	Jan – Mar 17	Apr – Jun 17	Jul – Sep 17	Oct – Dec 17
Complaints received	2	1	1 (Premature Complaint- referred back to Council)	0
Complaints upheld	0	0	0	1
Complaints Not upheld	0	0	0	0

Highlights:

- There has been one upheld complaint last year.

10 – Working With Our Customers

'[Latest News](#)' is still up and running with new articles added regularly from Development Management, Building Control, GIS and Land Charges and Policy & Environment teams. It has proved popular with both formal and informal content.

A slight change to the Pre Application Advice charging schedule was made in December as a response to requests from customers for more clarity on which schemes fit into which categories

A customer survey has been launched to gather feedback on our services. The survey closes on 28 January and results will be analysed and published shortly after that.

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 and could be subject to change due to further updates with regards to monitoring S106 funds)

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	£371,211.97		£4,124,651.91
S106 Funds received	£962,090.49	£2,365,820.16	£1,075,608.36		£4,403,519.01
CIL sums overview Potential to date	£10,660,711.19 (since April '15)				
CIL sums overview Collected to date	£4,861,166.80 (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 2017	Apr – Jun 2017	Jul – Sep 2017	Oct – Dec 2017
Chair referral delegated	8	25	20	27
Chair referral to DM Committee	12	19	15	12

13 – 5 Year Housing Land Supply

A	Total planned housing 2011-2029		13,000
B	Completions 2011-2017	2011-2017	3,866
C	Plan requirement	2011-2022	7,942
D	5 year supply requirement (100%)	2017-2022	4,076
E	5 year supply requirement (with 5% buffer)	2017-2022	4,280
F	5 year supply requirement (with 20% buffer)	2017-2022	4,891
G	Deliverable supply (#)	2017-2022	6,294
H	Deliverable supply buffer (%)	2017-2022	54%
I	Deliverable supply (#) over 100% requirement	2017-2022	2,218
J	Deliverable supply (#) over 105% requirement	2017-2022	2,014
K	Deliverable supply (#) over 120% requirement	2017-2022	1,403

	Alternative calculation method			
A	5 year requirement (722x5)		3,610	
B	Surplus/deficit		-466	
C	Deliverable supply		6,294	
D	5 year requirement + backlog		4,076	Supply as a % of requirement
E	5 year requirement + backlog + 5% buffer		4,280	147%
F	5 year requirement + backlog + 20% buffer		4,891	129%
				Supply in years
				7.35
				6.43

Between 2017 and 2022 BANES needs to deliver 4,076 dwellings and be able to identify a deliverable supply of 4,891 dwellings. The 20% buffer is a national requirement needed to ensure delivery. Against these requirements the Council can currently identify a deliverable supply of 6,294. 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	