

# Bath & North East Somerset Council

MEETING:	Development Management Committee	
MEETING DATE:	6 June 2018	AGENDA ITEM NUMBER
TITLE:	Quarterly Performance Report Jan – Mar 2018	
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 2018.*

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>

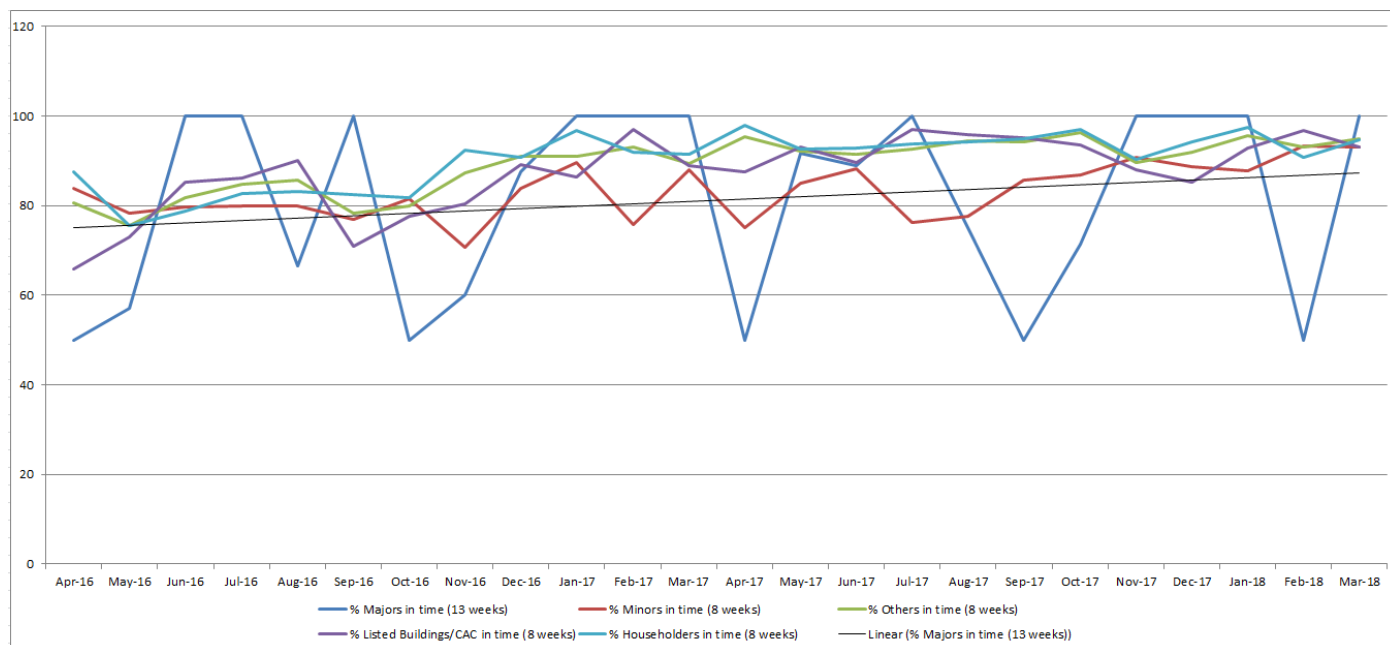
## 2 RECOMMENDATION

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%	80%
% Minors in time	81%	79%	79%	85%	83%	80%	89%	91%
% Others in time	80%	83%	86%	91%	93%	94%	93%	95%

### Highlights:

- All three categories have been above target consistently every quarter for over 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				2017/18			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Received	740	671	630	729	719	719	672	716
Withdrawn	56	55	75	50	56	66	93	63
Delegated no. and %	601 (95%)	643 (96%)	560 (95%)	520 (96%)	603 (95%)	597 (96%)	577 (96%)	553 (96%)
Refused no. and %	59 (9%)	56 (8%)	59 (10%)	53 (10%)	52 (8%)	52 (8%)	68 (11%)	47 (8%)

### Highlights:

- B&NES have a 2% 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 Dec 2017).
- Percentage of refusals on planning applications remains very low when compared with the last published England average of 12% (Year ending Dec 2017).

### **3 – Dwelling Numbers**

Dwelling numbers	2016/17				2017/18			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Major residential (10 or more dwellings) decisions	2	6	4	5	12	4	10	0
Major residential decisions granted	1	6	4	4	9	4	7	0
Number of dwellings applied for on Major schemes	203	640	952	260	438	197	143	477
Number of dwellings permitted on schemes	116	537	110	147	579	349	591	To follow in summer report
Number of dwellings refused on schemes	80	32	10	26	106	52	71	To follow in summer report

#### Highlights:

- Unusually there were no major or minor residential planning decisions (10 or more dwellings) last quarter although the annual figure is still higher than last year.

### **4 - Planning Appeals**

	Apr – Jun 2017	Jul – Sep 2017	Oct – Dec 2017	Jan – Mar 2018
Appeals lodged	31	22	33	21
Appeals decided	17	24	21	35
Appeals allowed	4 (25%)	6 (25%)	3 (14%)	7 (20%)
Appeals dismissed	12 (75%)	18 (75%)	18 (86%)	28 (80%)

#### Highlights:

- Over the last 12 months our performance on appeals allowed is very good and within the national average at 21% (national average approx. 33%).

### **5 - Enforcement Investigations**

	Apr – Jun 2017	Jul – Sep 2017	Oct – Dec 2017	Jan – Mar 2018
Investigations launched	194	180	126	139
Investigations in hand	408	340	284	240
Investigations closed	125	234	190	166
Enforcement Notices issued	3	7	7	1
Planning Contravention Notices served	9	17	4	18
Breach of Condition Notices served	0	0	2	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.

	Apr – Jun 2017	Jul – Sep 2017	Oct – Dec 2017	Jan – Mar 2018
Other types of work	583	574	534	487

## **7 – Works to Trees**

The number and percentage of determined tree applications and notifications

	Apr – Jun 2017	Jul – Sep 2017	Oct – Dec 2017	Jan – Mar 2018
Number of applications for works to trees subject to a Tree Preservation Order (TPO)	16	21	21	18
Percentage of applications for works to trees subject to a TPO determined within 8 weeks	100%	86%	100%	94%
Number of notifications for works to trees within a Conservation Area (CA)	157	184	241	158
Percentage of notifications for works to trees within a Conservation Area (CA) determined within 6 weeks	99%	99%	100%	99%

Highlights:

- 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	Apr – Jun 2017	Jul – Sep 2017	Oct – Dec 2017	Jan – Mar 2018
Compliments received	18	9	30	10
Complaints received	18	10	15	10
Complaints upheld	0	0	1	0

Complaints Not upheld	9	3	7	7
Complaints Partly upheld	0	1	2	1

Highlights:

- There has been one upheld complaint over the last year.

## **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 17</b>	<b>Jul – Sep 17</b>	<b>Oct – Dec 17</b>	<b>Jan – Mar 18</b>
<b>Complaints received</b>	1	1 (Premature Complaint- referred back to Council)	0	3 (2 closed after initial inquiries (rejected by LGO with no action or out of their jurisdiction))
<b>Complaints upheld</b>	0	0	1	0
<b>Complaints Not upheld</b>	0	0	0	1

Highlights:

- There has been one upheld complaint over the last year.

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

Please see

<http://www.bathnes.gov.uk/services/planning-and-building-control/latest-news>

For all the latest stories and updates from Development Management, Building Control, Policy and Environment

Development Management conducted their bi-annual customer survey recently. This shows a customer satisfaction rate of 69% which is unchanged from the previous survey.

## **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	£1,334,477.65	£2,275,912.30	£1,085,404.00	£0	£4,695,793.95
S106 Funds received	£962,090.49	£2,365,820.16	£1,075,608.36	£830,370.36	£5,233,889.37
CIL sums overview Potential to date	£8,291,315.41 (since April '15)				
CIL sums overview Collected to date	£7,239,549.98 (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 2017	Jul – Sep 2017	Oct – Dec 2017	Jan – Mar 2018
Chair referral delegated	25	20	27	27
Chair referral to DM Committee	19	15	12	13

## 13 – 5 Year Housing Land Supply

<b>A</b>	<b>Total planned housing 2011-2029</b>		<b>13,000</b>
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.

<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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