

Bath & North East Somerset Council

MEETING:	Development Management Committee	
MEETING DATE:	1 August 2018	AGENDA ITEM NUMBER 11
TITLE:	Quarterly Performance Report April – June 2018	
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 April – 30 June 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>

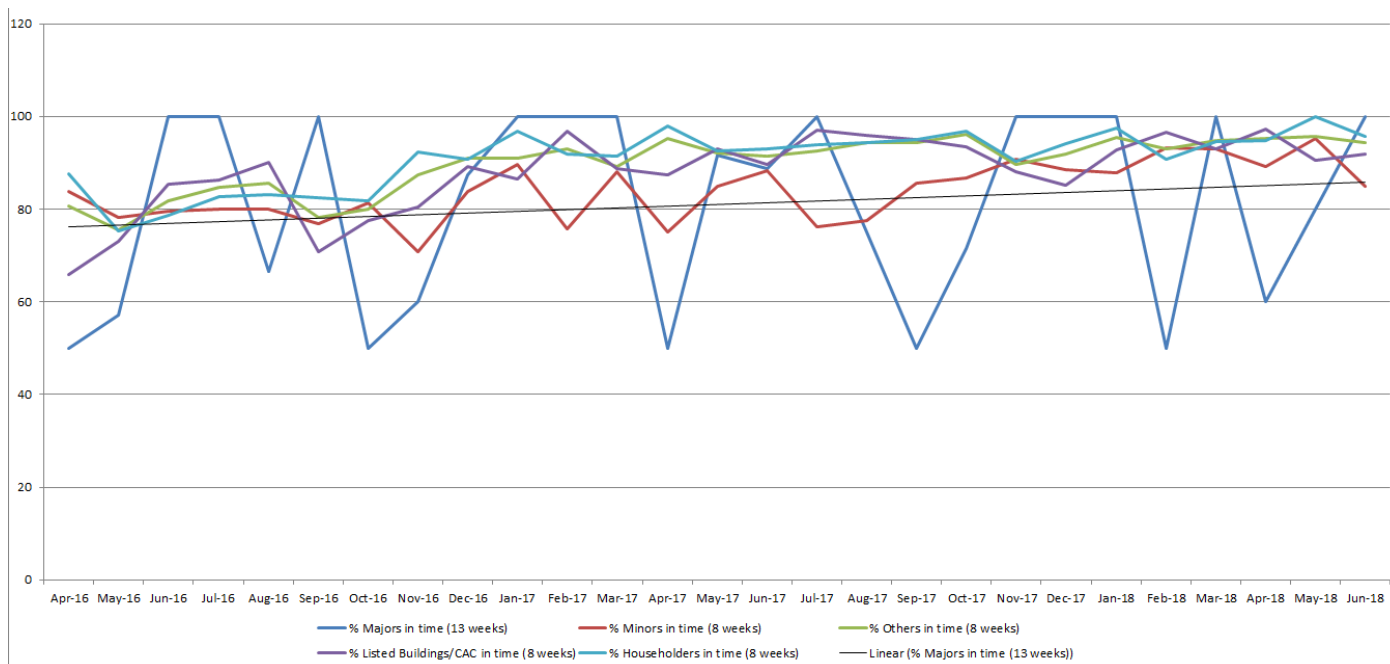
2 RECOMMENDATION

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	2017/18				2017/18			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
% Majors in time	87%	73%	88%	80%	77%			
% Minors in time	83%	80%	89%	91%	89%			
% Others in time	93%	94%	93%	95%	95%			

Highlights:

- All three categories have been above target consistently every quarter for more than 2 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.	2017/18				2017/18			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Received	719	719	672	716	684			
Withdrawn	56	66	93	63	51			
Delegated no. and %	603 (95%)	597 (96%)	577 (96%)	553 (96%)	647 (97%)			
Refused no. and %	52 (8%)	52 (8%)	68 (11%)	47 (8%)	54 (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 (3% decrease year ending Mar 2018).
- The current delegation rate is a little above the last published England average of 94% (Year to Mar 2018).

- Percentage of refusals on planning applications remains very low when compared with the last published England average of 12% (Year ending Mar 2018).

3 – Dwelling Numbers

Dwelling numbers	2016/17				2017/18			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Major residential (10 or more dwellings) decisions	12	4	10	0	7			
Major residential decisions granted	9	4	7	0	6			
Number of dwellings applied for on Major schemes	438	197	143	477	297			
Number of dwelling units permitted on schemes	579	349	591	66	123			

Highlights:

- There were 7 major residential planning decisions (10 or more dwellings) last quarter, of which nearly all were permitted.

4 - Planning Appeals

	Jul – Sep 2017	Oct – Dec 2017	Jan – Mar 2018	Apr – Jun 2018
Appeals lodged	22	33	21	25
Appeals decided	24	21	35	21
Appeals allowed	6 (25%)	3 (14%)	7 (20%)	7 (35%)
Appeals dismissed	18 (75%)	18 (86%)	28 (80%)	13 (65%)

Highlights:

- Over the last 12 months our performance on appeals allowed is very good and within the national average at 23% (national average approx. 33%).
- Appeal costs awarded against council in last quarter were: £18,074.40 (Crossway Stables, Farmborough), £14,000.00 (Judicial Review for Foxhill Estate Bath) and £34,139.88 (Judicial Review for Cedar Park Home).

5 - Enforcement Investigations

	Jul – Sep 2017	Oct – Dec 2017	Jan – Mar 2018	Apr – Jun 2018
Investigations launched	180	126	139	145
Investigations in hand	340	284	240	228
Investigations closed	234	190	166	176
Enforcement Notices issued	7	7	1	5
Planning Contravention Notices served	17	4	18	2
Breach of Condition Notices served	0	2	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.

	Jul – Sep 2017	Oct – Dec 2017	Jan – Mar 2018	Apr – Jun 2018
Other types of work	574	534	487	541

7 – Works to Trees

The number and percentage of determined tree applications and notifications

	Jul – Sep 2017	Oct – Dec 2017	Jan – Mar 2018	Apr – Jun 2018
Number of applications for works to trees subject to a Tree Preservation Order (TPO)	21	21	18	13
Percentage of applications for works to trees subject to a TPO determined within 8 weeks	86%	100%	94%	92%
Number of notifications for works to trees within a Conservation Area (CA)	184	241	158	143
Percentage of notifications for works to trees within a Conservation Area (CA) determined within 6 weeks	99%	100%	99%	90%

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 very good.

8 – Corporate Customer Feedback

Customer Feedback	Jul – Sep 2017	Oct – Dec 2017	Jan – Mar 2018	Apr – Jun 2018
Compliments received	9	30	10	14
Complaints received	10	15	10	10

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

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.

Ombudsman Complaints	Jul – Sep 17	Oct – Dec 17	Jan – Mar 18	Apr – Jun 18
Complaints received	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))	3 (3 closed after initial inquiries (rejected by LGO with no action or out of their jurisdiction))
Complaints upheld	0	1	0	0
Complaints Not upheld	0	0	1	0

Highlights:

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

10 – Working With Our Customers

Following feedback from agents and residents the charges for pre-application advice on listed buildings have been adjusted making them cheaper in some cases, hopefully encouraging greater take up of pre-app on listed building proposals. All discretionary fees and charges remain under review.

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

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

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. S106 and CIL financial overview sums below 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)

S106 Funds agreed	£25,649.40 (2018-19 fin year)
S106 Funds received	£468,515.36 (2018-19 fin year)
CIL sums overview Potential to date	£8,583,577.38 (since April '15)
CIL sums overview Collected to date	£7,940,447.05 (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.**

	Jul – Sep 2017	Oct – Dec 2017	Jan – Mar 2018	Apr – Jun 2018
Chair referral delegated	20	27	27	19
Chair referral to DM Committee	15	12	13	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	