

Bath & North East Somerset Council

MEETING:	Development Management Committee	
MEETING DATE:	21 November 2018	AGENDA ITEM NUMBER
TITLE:	Quarterly Performance Report July – Sept 2018	
WARD:	ALL	

AN OPEN PUBLIC ITEM

List of attachments to this report:

Analysis of Chair referral cases – Appendix 1

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 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>

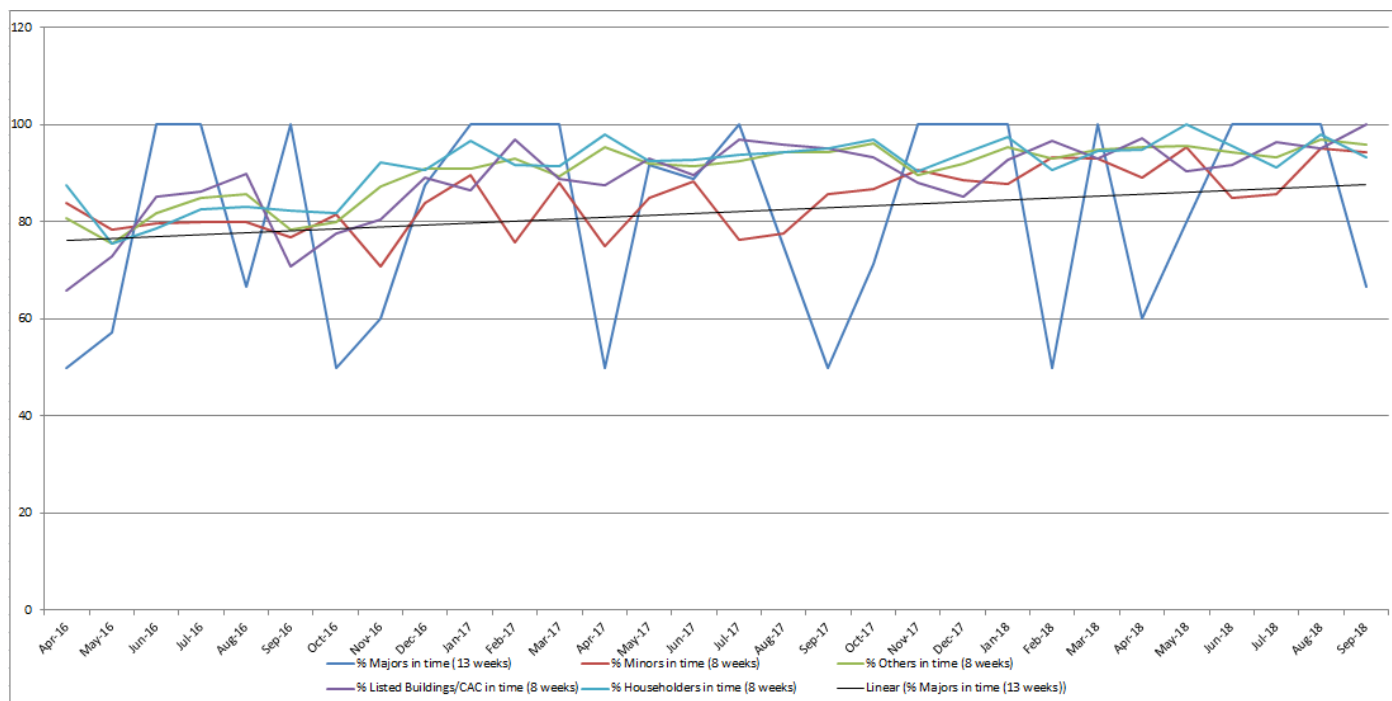
2 RECOMMENDATION

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%	89%		
% Minors in time	83%	80%	89%	91%	89%	92%		
% Others in time	93%	94%	93%	95%	95%	96%		

Highlights:

- All three categories have been above target consistently every quarter for 3 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	673		
Withdrawn	56	66	93	63	51	52		
Delegated no. and %	603 (95%)	597 (96%)	577 (96%)	553 (96%)	647 (97%)	579 (97%)		
Refused no. and %	52 (8%)	52 (8%)	68 (11%)	47 (8%)	54 (8%)	45 (8%)		

Highlights:

- A 2% fall in planning application numbers compared to the previous 12 months - slightly above the national trend (3% decrease year ending Jun 2018).
- The current delegation rate is a little above the last published England average of 94% (Year to Jun 2018).

- Percentage of refusals on planning applications remains very low compared to the last published England average of 12% (Year ending Jun 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	6		
Major residential decisions granted	9	4	7	0	6	6		
Number of dwellings applied for on Major schemes	438	197	143	477	297	255		
Number of dwelling units permitted on schemes	579	349	591	66	123	627		

Highlights:

- There were 6 major residential planning decisions last quarter, all permitted

4 - Planning Appeals

	Oct – Dec 2017	Jan – Mar 2018	Apr – Jun 2018	Jul – Sep 2018
Appeals lodged	33	21	25	32
Appeals decided	21	35	21	22
Appeals allowed	3 (14%)	7 (20%)	7 (35%)	4 (18%)
Appeals dismissed	18 (86%)	28 (80%)	13 (65%)	18 (82%)

Highlights:

- Over the last 12 months performance on Appeals Allowed (21%) is very good and well within the national average of approx. 33%
- Appeal costs awarded against council in last quarter:
 - £2,019.40 (Midsomer Pet Lodge Paulton)
 - £3,195.00 (Greenleigh Farm Chew Magna)

5 - Enforcement Investigations

	Oct – Dec 2017	Jan – Mar 2018	Apr – Jun 2018	Jul – Sep 2018
Investigations launched	126	139	145	109
Investigations in hand	284	240	228	198
Investigations closed	190	166	176	165
Enforcement Notices issued	7	1	5	1
Planning Contravention Notices served	4	18	2	1
Breach of Condition Notices served	2	0	0	0

6 – Other Work (applications handled but not included in national returns)

The service also processes other statutory applications (discharging conditions, prior approvals, prior notifications, non-material amendments etc) and discretionary services like pre-application advice & Permitted Development Questionnaires. The table below shows the number of these applications received

	Oct – Dec 2017	Jan – Mar 2018	Apr – Jun 2018	Jul – Sep 2018
Other types of work	534	487	541	520

7 – Works to Trees

	Oct – Dec 2017	Jan – Mar 2018	Apr – Jun 2018	Jul – Sep 2018
Number of applications for works to trees subject to a Tree Preservation Order (TPO)	21	18	13	22
Percentage of applications for works to trees subject to a TPO determined within 8 weeks	100%	94%	92%	100%
Number of notifications for works to trees within a Conservation Area (CA)	241	158	143	176
Percentage of notifications for works to trees within a Conservation Area (CA) determined within 6 weeks	100%	99%	90%	100%

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 is excellent

8 – Corporate Customer Feedback

Customer Feedback	Oct – Dec 2017	Jan – Mar 2018	Apr – Jun 2018	Jul – Sep 2018
Compliments received	30	10	14	To be reported in next quarter
Complaints received	15	10	10	To be reported in next quarter
Complaints upheld	1	0	0	To be reported in next quarter
Complaints Not upheld	7	7	7	To be reported in next quarter

Complaints Partly upheld	2	1	2	To be reported in next quarter
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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	Oct – Dec 17	Jan – Mar 18	Apr – Jun 18	Jul – Sep 18
Complaints received	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))	0
Complaints upheld	1	0	0	0
Complaints Not upheld	0	1	0	0

Highlights:

- There has been one upheld complaint over the last year

10 – Working With Our Customers

Online payments were introduced in September meaning that customers can now go onto the B&NES website and pay for their application 24/7. This was introduced to complement the improvements introduced by the Planning Portal, making it quicker and easier to submit applications electronically. During August 2018, 99% of all applications received were allocated to an officer, or invalidated, within 5 working days, the best performance ever.

For all the latest stories and updates from Development Management, Building Control and Policy 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: figures are for guidance only and could be subject to change due to further updates with regards to monitoring S106 funds)

S106 Funds agreed (2018/19)	£30,649.40
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S106 Funds received (2018/19)	£2,663,893.58
CIL sums overview - Potential (April 2015 to date)	£8,328,695.92
CIL sums overview - Collected (April 2015 to date)	£8,635,995.66

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 2017	Jan – Mar 2018	Apr – Jun 2018	Jul – Sep 2018
Chair referral delegated	27	27	19	19
Chair referral to DM Committee	12	13	12	16

13 – 5 Year Housing Land Supply

A	Total planned housing 2011-2029		13000
B	Completions 2011-2018	2011-2018	5,117
C	Plan requirement	2011-2023	8664
D	5 year supply requirement (100%)	2018-2023	3547
E	5 year supply requirement (with 5% buffer)	2018-2023	3724
F	5 year supply requirement (with 20% Buffer)	2018-2023	4256
G	Deliverable supply (#)	2018-2023	5,499
H	Deliverable supply buffer (%)	2018-2023	55%
I	Deliverable supply (#) over 100% requirement	2018-2023	1952
J	Deliverable supply (#) over 105% requirement	2018-2023	1775
K	Deliverable supply (#) over 120% requirement	2018-2023	1243

A	Alternative Calculation Method		
B	5 year supply requirement (722x5)		3610
C	Surplus/deficit		63
D	Deliverable supply		5,499
E	5 year requirement + backlog		3547
F	5 year requirement + backlog +5% buffer		3724
G	5 year requirement +backlog + 20% buffer		4256
		Supply as a % of requirement	Supply in years
		148%	7.38
		129%	6.46

The Council has identified a supply of deliverable housing land for **5,490** homes between 1 April 2018 and 31st March 2023. This compares to a five year housing land supply requirement (including 5% buffer) of 3,547 (Core Strategy requirement, calculated using the 'Sedgefield Method'). **This amounts to a housing land supply of 7.38 years.**

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	