

Bath & North East Somerset Council

MEETING:	Development Management Committee	
MEETING DATE:	24 April 2019	AGENDA ITEM NUMBER
TITLE:	Quarterly Performance Report Jan - Mar 2019	
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 Jan – 31 Mar 2019.

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>

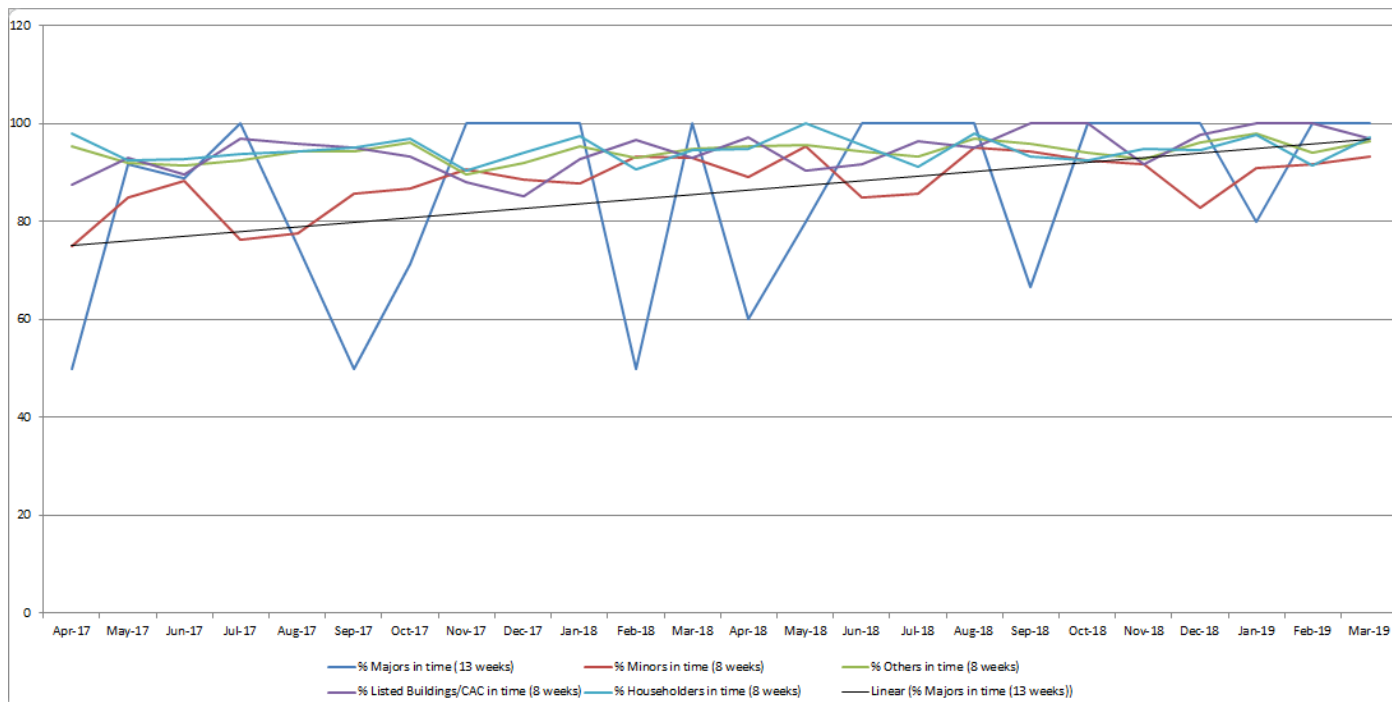
2 RECOMMENDATION

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				2018/19			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
% Majors in time	87%	73%	88%	80%	(10/13) 77%	(8/9) 89%	(10/10) 100%	(11/12) 92%
% Minors in time	83%	80%	89%	91%	(127/142) 89%	(127/138) 92%	(100/112) 89%	(91/99) 92%
% Others in time	93%	94%	93%	95%	(485/510) 95%	(433/453) 96%	(391/414) 94%	(361/374) 97%

Highlights:

- All three categories have been above target consistently every quarter for over 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				2018/19			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Received	719	719	672	716	684	673	610	621
Withdrawn	56	66	93	63	51	52	65	76
Delegated no. and %	603 (95%)	597 (96%)	577 (96%)	553 (96%)	647 (97%)	579 (97%)	530 (98%)	470 (97%)
Refused no. and %	52 (8%)	52 (8%)	68 (11%)	47 (8%)	54 (8%)	45 (8%)	48 (9%)	37 (8%)

Highlights:

- An 8% fall in planning application numbers compared to the previous 12 months – slightly more than the national trend (5% decrease year ending Dec 2018).

- The current delegation rate is a little above the last published England average of 94% (Year to Dec 2018).
- Percentage of refusals on planning applications remains very low compared to the last published England average of 12% (Year ending Dec 2018).

3 – Dwelling Numbers

Dwelling numbers	2017/18				2018/19			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Major residential (10 or more dwellings) decisions	12	4	10	0	7	6	3	6
Major residential decisions granted	9	4	7	0	6	6	1	4
Number of dwellings applied for on Major schemes	438	197	143	477	297	255	64	390
Number of dwelling units permitted on schemes	579	349	591	66	123	631	179	182

Highlights:

- There were 6 major residential planning decisions last quarter of which mostly were granted.

4 - Planning Appeals

	Apr – Jun 2018	Jul – Sep 2018	Oct – Dec 2018	Jan – Mar 2019
Appeals lodged	25	32	23	27
Appeals decided	21	22	22	28
Appeals allowed	7 (35%)	4 (18%)	9 (41%)	9 (32%)
Appeals dismissed	13 (65%)	18 (82%)	13 (59%)	19 (68%)

Highlights:

- Over the last 12 months performance on Appeals Allowed (31%) is satisfactory and still just within the national average of approx. 32%
- Appeal costs awarded against council in last quarter:
 - **£13,992.00** (Parcel 1212, Leigh Lane, St Catherine)

5 - Enforcement Investigations

	Apr – Jun 2018	Jul – Sep 2018	Oct – Dec 2018	Jan – Mar 2019
Investigations launched	145	109	132	181
Investigations in hand	228	198	197	213
Investigations closed	176	165	121	152
Enforcement Notices issued	5	1	4	1
Planning Contravention Notices served	2	1	1	0
Breach of Condition Notices served	0	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

	Apr – Jun 2018	Jul – Sep 2018	Oct – Dec 2018	Jan – Mar 2019
Other types of work	541	520	459	444

7 – Works to Trees

	Apr – Jun 2018	Jul – Sep 2018	Oct – Dec 2018	Jan – Mar 2019
Number of applications for works to trees subject to a Tree Preservation Order (TPO)	13	22	27	25
Percentage of applications for works to trees subject to a TPO determined within 8 weeks	92%	100%	96%	100%
Number of notifications for works to trees within a Conservation Area (CA)	143	176	236	166
Percentage of notifications for works to trees within a Conservation Area (CA) determined within 6 weeks	90%	100%	99%	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 remains excellent.

8 – Corporate Customer Feedback

The latest quarterly report available of complaints and customer feedback is published on the website here:

<http://www.bathnes.gov.uk/services/your-council-and-democracy/complaints-and-customer-feedback/complaints-reports>

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	Apr – Jun 18	Jul – Sep 18	Oct – Dec 18	Jan – Mar 19
Complaints upheld	0	0	0	1
Complaints Not upheld	0	0	1	1

Highlights:

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

10 – Working With Our Customers

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 received (2018/19)	£4,223,916.76
CIL sums overview - Potential (April 2015 to date)	£10,809,585.70
CIL sums overview - Collected (April 2015 to date)	£11,094,948.14

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 2018	Jul – Sep 2018	Oct – Dec 2018	Jan – Mar 2019
Chair referral delegated	19	19	13	10
Chair referral to DM Committee	12	16	10	4

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	Supply as a % of requirement
F	5 year requirement + backlog +5% buffer		3724	148%
G	5 year requirement +backlog + 20% buffer		4256	129%
				Supply in years
				7.38
				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	