

Bath & North East Somerset Council

MEETING:	Planning Committee	
MEETING DATE:	31 July 2019	AGENDA ITEM NUMBER
TITLE:	Quarterly Performance Report Apr - Jun 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 Apr – 30 Jun 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>

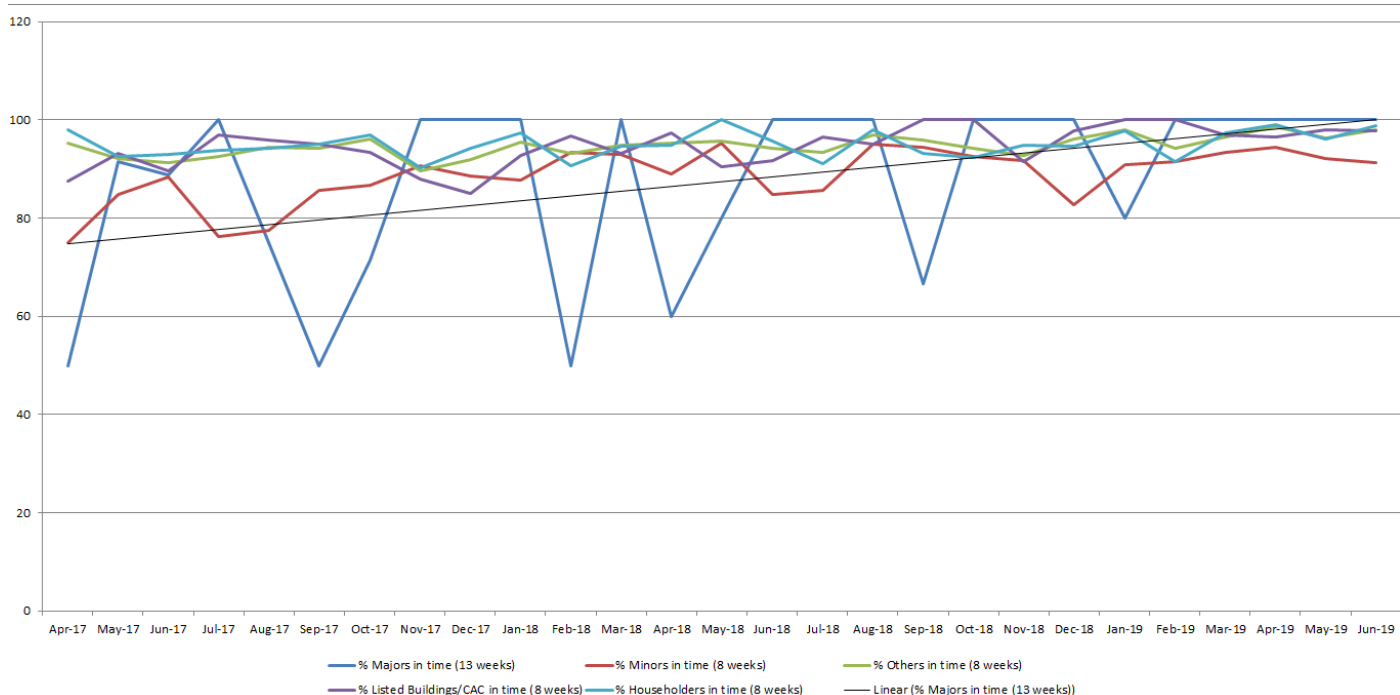
2 RECOMMENDATION

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	2018/19				2019/20			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
% Majors in time	(10/13) 77%	(8/9) 89%	(10/10) 100%	(11/12) 92%	(11/11) 100%			
% Minors in time	(127/142) 89%	(127/138) 92%	(100/112) 89%	(91/99) 92%	(125/135) 93%			
% Others in time	(485/510) 95%	(433/453) 96%	(391/414) 94%	(361/374) 97%	(485/497) 98%			

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.	2018/19				2019/20			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Received	684	673	610	621	689			
Withdrawn	51	52	65	76	45			
Delegated no. and %	647 (97%)	579 (97%)	530 (98%)	470 (97%)	630 (98%)			
Refused no. and %	54 (8%)	45 (8%)	48 (9%)	37 (8%)	31 (5%)			

Highlights:

- A 7% fall in planning application numbers compared to the previous 12 months – more or less in line with the national trend (6% decrease year ending Mar 2019).
- The current delegation rate is above the last published England average of 94% (Year to Mar 2019).

- Percentage of refusals on planning applications remains very low compared to the last published England average of 12% (Year ending Mar 2019).

3 – Dwelling Numbers

Dwelling numbers	2018/19				2019/20			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Major residential (10 or more dwellings) decisions	7	6	3	6	3			
Major residential decisions granted	6	6	1	4	3			
Number of dwellings applied for on Major schemes	297	255	64	390	158			
Number of dwelling units permitted on schemes	123	631	179	182	264			

Highlights:

- There were 3 major residential planning decisions last quarter, all of which were granted.

4 - Planning Appeals

	Jul – Sep 2018	Oct – Dec 2018	Jan – Mar 2019	Apr – Jun 2019
Appeals lodged	32	23	27	11
Appeals decided	22	22	28	20
Appeals allowed	4 (18%)	9 (41%)	9 (32%)	5 (25%)
Appeals dismissed	18 (82%)	13 (59%)	19 (68%)	15 (75%)

Highlights:

- Over the last 12 months performance on Appeals Allowed (30%) is satisfactory and still within the national average of approx. 32%
- Appeal costs awarded against council in last quarter: nil

5 - Enforcement Investigations

	Jul – Sep 2018	Oct – Dec 2018	Jan – Mar 2019	Apr – Jun 2019
Investigations launched	109	132	181	156
Investigations in hand	198	197	213	219
Investigations closed	165	121	152	156
Enforcement Notices issued	1	4	1	1
Planning Contravention Notices served	1	1	0	5
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

	Jul – Sep 2018	Oct – Dec 2018	Jan – Mar 2019	Apr – Jun 2019
Other types of work	520	459	444	609

7 – Works to Trees

	Jul – Sep 2018	Oct – Dec 2018	Jan – Mar 2019	Apr – Jun 2019
Number of applications for works to trees subject to a Tree Preservation Order (TPO)	22	27	25	14
Percentage of applications for works to trees subject to a TPO determined within 8 weeks	100%	96%	100%	100%
Number of notifications for works to trees within a Conservation Area (CA)	176	236	166	163
Percentage of notifications for works to trees within a Conservation Area (CA) determined within 6 weeks	100%	99%	100%	99%

Highlights:

- Performance on works to trees remains excellent.

8 – Corporate Customer Feedback

The latest quarterly report available is published 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	Jul – Sep 18	Oct – Dec 18	Jan – Mar 19	Apr – Jun 19
Complaints upheld	0	0	1	0
Complaints Not upheld	0	1	1	3

Highlights:

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

10 – Latest News

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 (2019/20)	£59,220.38
CIL sums overview - Potential (April 2015 to date)	£11,090,314.79
CIL sums overview - Collected (April 2015 to date)	£12,099,059.33

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 Planning Committee.

A further analysis of Chair referral cases is attached as an Appendix item to this report.

	Jul – Sep 2018	Oct – Dec 2018	Jan – Mar 2019	Apr – Jun 2019
Chair referral delegated	19	13	10	20
Chair referral to Planning Committee	16	10	4	8

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	