

Bath & North East Somerset Council

MEETING:	Planning Committee	
MEETING DATE:	23 October 2019	AGENDA ITEM NUMBER
TITLE:	Quarterly Performance Report July – Sept 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 July – 30 Sept 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>

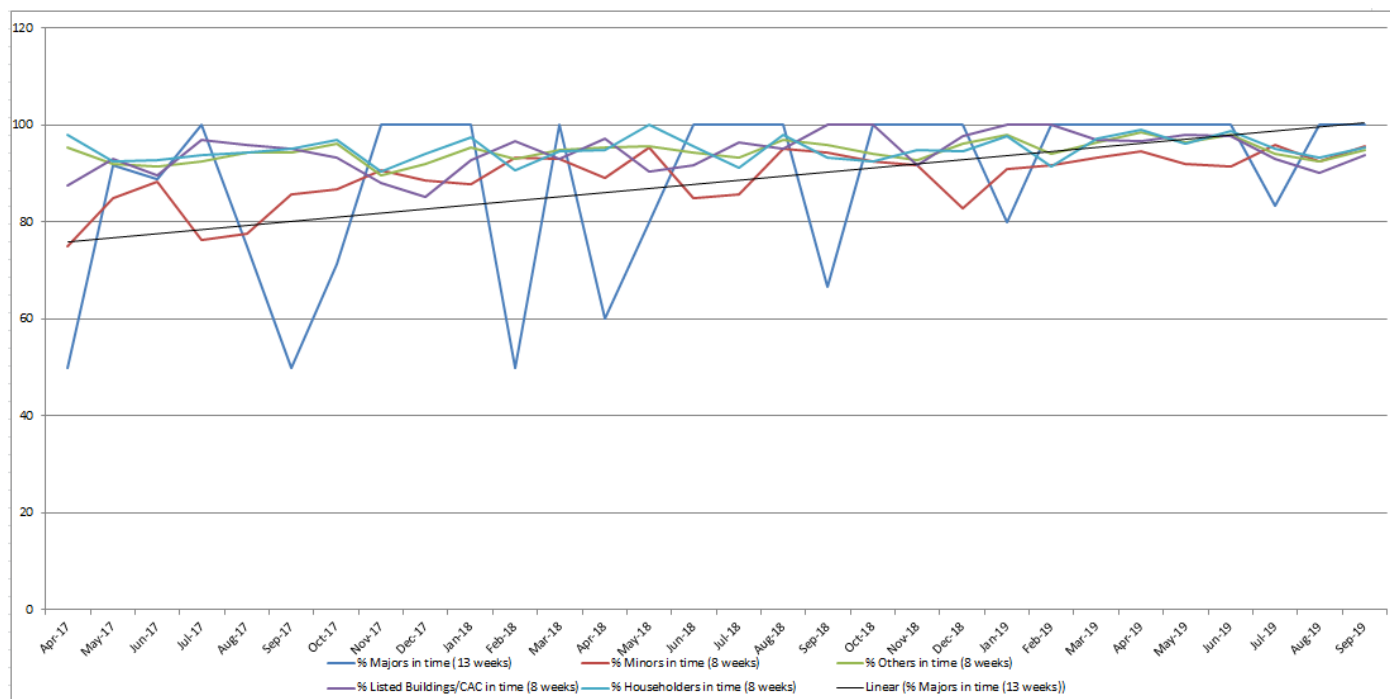
2 RECOMMENDATION

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%	(11/12) 92%		
% Minors in time	(127/142) 89%	(127/138) 92%	(100/112) 89%	(91/99) 92%	(125/135) 93%	(142/150) 95%		
% Others in time	(485/510) 95%	(433/453) 96%	(391/414) 94%	(361/374) 97%	(485/497) 98%	(421/449) 94%		

Highlights:

- All three categories have been above target consistently every quarter for 4 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	635		
Withdrawn	51	52	65	76	45	50		
Delegated no. and %	647 (97%)	579 (97%)	530 (98%)	470 (97%)	630 (98%)	587 (96%)		
Refused no. and %	54 (8%)	45 (8%)	48 (9%)	37 (8%)	31 (5%)	37 (6%)		

Highlights:

- A 6% fall in planning application numbers compared to the previous 12 months – more or less in line with the national trend (5% decrease year ending Jun 2019).

- The current delegation rate is marginally above the last published England average of 95% (Year to Jun 2019).
- Percentage of refusals on planning applications remains very low compared to the last published England average of 12% (Year ending Jun 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	4		
Major residential decisions granted	6	6	1	4	3	4		
Number of dwellings applied for on Major schemes	297	255	64	390	158	140		
Number of dwelling units permitted on schemes	123	631	179	182	264	420		

Highlights:

- There were 4 major residential planning decisions last quarter, all of which were granted.
- 2018/19: 970 new build dwellings completed (2017/18: 810) - source Gov.uk 'House building new build dwellings statistics'.

4 - Planning Appeals

	Oct – Dec 2018	Jan – Mar 2019	Apr – Jun 2019	Jul – Sep 2019
Appeals lodged	23	27	11	18
Appeals decided	22	28	20	25
Appeals allowed	9 (41%)	9 (32%)	5 (25%)	9 (36%)
Appeals dismissed	13 (59%)	19 (68%)	15 (75%)	16 (64%)

Highlights:

- Over the last 12 months performance on Appeals Allowed (34%) is just over the national average of approx. 32%
- Appeal costs awarded against council in last quarter: £5,000 (Horseworld in Whitchurch)

5 - Enforcement Investigations

	Oct – Dec 2018	Jan – Mar 2019	Apr – Jun 2019	Jul – Sep 2019
Investigations launched	132	181	156	181
Investigations in hand	197	213	219	214
Investigations closed	121	152	156	178
Enforcement Notices issued	4	1	1	5
Planning Contravention Notices served	1	0	5	3
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. The table below shows the number of these applications received

	Oct – Dec 2018	Jan – Mar 2019	Apr – Jun 2019	Jul – Sep 2019
Other types of work	459	444	609	409

7 – Works to Trees

	Oct – Dec 2018	Jan – Mar 2019	Apr – Jun 2019	Jul – Sep 2019
Number of applications for works to trees subject to a Tree Preservation Order (TPO)	27	25	14	29
Percentage of applications for works to trees subject to a TPO determined within 8 weeks	96%	100%	100%	100%
Number of notifications for works to trees within a Conservation Area (CA)	236	166	163	185
Percentage of notifications for works to trees within a Conservation Area (CA) determined within 6 weeks	99%	100%	99%	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	Oct – Dec 18	Jan – Mar 19	Apr – Jun 19	Jul – Sep 19
Complaints upheld	0	1	0	0
Complaints Not upheld	1	1	3	0

Highlights:

- No Planning cases considered/closed this quarter. 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)	£53,326.07
CIL sums overview - Potential (April 2015 to date)	£11,164,922.30
CIL sums overview - Collected (April 2015 to date)	£13,766,415.71

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.

	Oct – Dec 2018	Jan – Mar 2019	Apr – Jun 2019	Jul – Sep 2019
Chair referral delegated	13	10	20	16
Chair referral to Planning Committee	10	4	8	9

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, Planning 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	