

Bath & North East Somerset Council

MEETING: Planning Committee

MEETING DATE: 12 February 2020

TITLE: Quarterly Performance Report October – December 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 Oct – 31 Dec 2019.

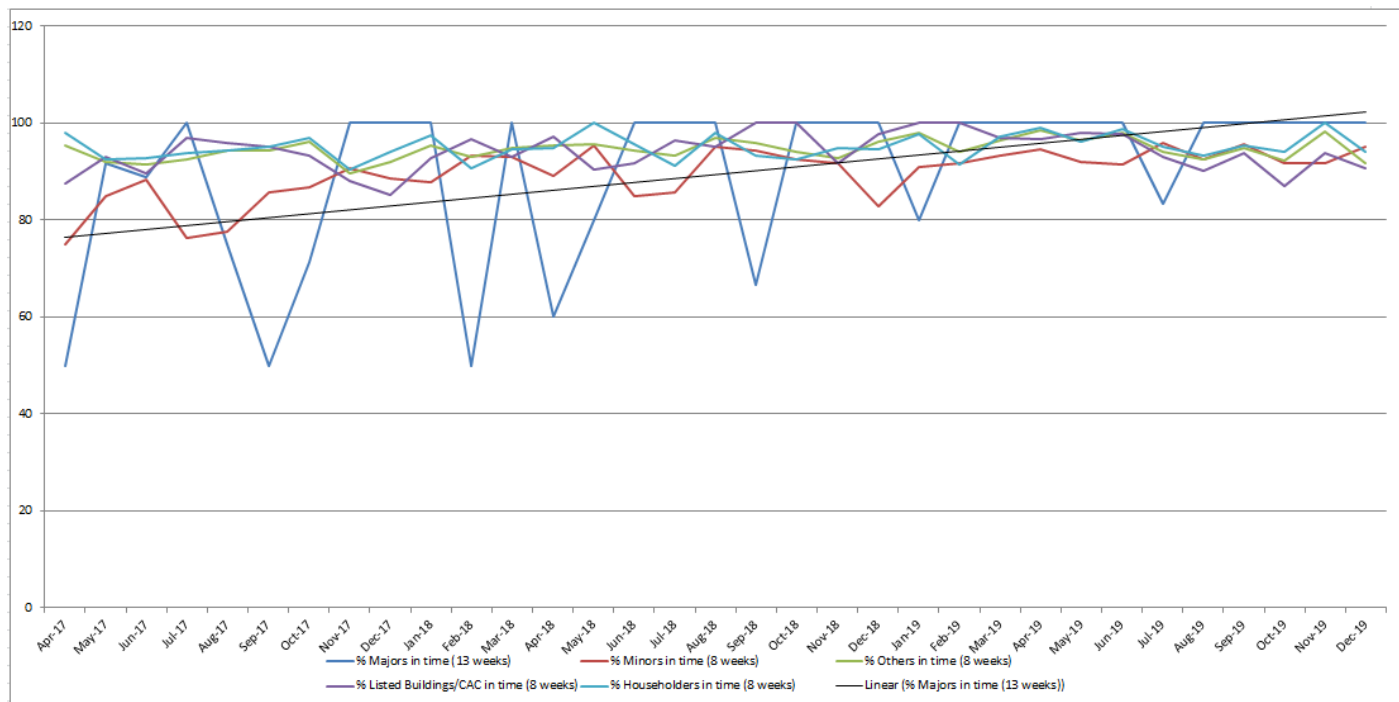
2 RECOMMENDATION

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%	(8/8) 100%	
% Minors in time	(127/142) 89%	(127/138) 92%	(100/112) 89%	(91/99) 92%	(125/135) 93%	(142/150) 95%	(115/124) 93%	
% Others in time	(485/510) 95%	(433/453) 96%	(391/414) 94%	(361/374) 97%	(485/497) 98%	(421/449) 94%	(373/397) 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	647	
Withdrawn	51	52	65	76	45	50	51	
Delegated no. and %	647 (97%)	579 (97%)	530 (98%)	470 (97%)	630 (98%)	587 (96%)	518 (97%)	
Refused no. and %	54 (8%)	45 (8%)	48 (9%)	37 (8%)	31 (5%)	37 (6%)	30 (6%)	

Highlights:

- A 3% fall in planning application numbers compared to the previous 12 months – more or less in line with the national trend (4% decrease year ending Sep 2019).

- The current delegation rate is marginally above the last published England average of 95% (Year to Sep 2019).
- Percentage of refusals on planning applications remains very low compared to the last published England average of 12% (Year ending Sep 2019).

3 – Dwelling Numbers

Dwelling numbers	2018/19				2019/20			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Major residential (<i>10 or more dwellings</i>) decisions	7	6	3	6	3	4	1	
Major residential decisions granted	6	6	1	4	3	4	1	
Number of dwellings applied for on Major schemes	297	255	64	390	158	140	201	
Number of dwelling units permitted on schemes	123	631	179	182	264	420	93	

Highlights:

- There was 1 major residential planning decision last quarter, which was granted.

4 - Planning Appeals

	Jan – Mar 2019	Apr – Jun 2019	Jul – Sep 2019	Oct – Dec 2019
Appeals lodged	27	11	18	16
Appeals decided	28	20	25	15
Appeals allowed	9 (32%)	5 (25%)	9 (36%)	2 (13%)
Appeals dismissed	19 (68%)	15 (75%)	16 (64%)	13 (87%)

Highlights:

- Over the last 12 months performance on Appeals Allowed (28%) is just under the national average of approx. 32%
- Planning Appeal costs awarded against council in last quarter: nil
- Planning Appeal costs awarded against the council in this financial year so far: £5,000

5 - Enforcement Investigations

	Jan – Mar 2019	Apr – Jun 2019	Jul – Sep 2019	Oct – Dec 2019
Investigations launched	181	156	181	147
Investigations in hand	213	219	214	184
Investigations closed	152	156	178	194
Enforcement Notices issued	1	1	5	1
Planning Contravention Notices served	0	5	3	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. The table below shows the number of these applications received

	Jan – Mar 2019	Apr – Jun 2019	Jul – Sep 2019	Oct – Dec 2019
Other types of work	444	609	409	308

7 – Works to Trees

	Jan – Mar 2019	Apr – Jun 2019	Jul – Sep 2019	Oct - Dec 2019
Number of applications for works to trees subject to a Tree Preservation Order (TPO)	25	14	29	24
Percentage of applications for works to trees subject to a TPO determined within 8 weeks	100%	100%	100%	100%
Number of notifications for works to trees within a Conservation Area (CA)	166	163	185	241
Percentage of notifications for works to trees within a Conservation Area (CA) determined within 6 weeks	100%	99%	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	Jan – Mar 19	Apr – Jun 19	Jul – Sep 19	Oct – Dec 19
Complaints upheld	1	0	0	0
Complaints Not upheld	1	3	0	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>

In the last quarter officers have delivered training sessions for Members on Enforcement and Design and Heritage.

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)	£119,175.71
CIL sums overview - Potential (April 2015 to date)	£10,534,185.29
CIL sums overview - Collected (April 2015 to date)	£14,983,882.07

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.***

	Jan – Mar 2019	Apr – Jun 2019	Jul – Sep 2019	Oct – Dec 2019
Chair referral delegated	10	20	16	21
Chair referral to Planning Committee	4	8	9	11

13 – 5 Year Housing Land Supply

A	Total planned housing 2011-2029		13,000
B	Completions 2011-2019	2011-2019	6,157
C	Plan requirement	2011-2024	9,386
D	5 year supply requirement (100%)	2019-2024	3,229
E	5 year supply requirement (with 5% buffer)	2019-2024	3,390
G	Deliverable supply (#)	2019-2024	4,528
H	Deliverable supply buffer (%)	2019-2024	40%
I	Deliverable supply (#) over 100% requirement	2019-2024	1,299
J	Deliverable supply (#) over 105% requirement	2019-2024	1,138

A	Alternative Calculation Method			
B	5 year supply requirement (722x5)		3,610	
C	Surplus/deficit		381	
D	Deliverable supply		4,528	
E	5 year requirement + backlog/surplus		3,229	Supply as a % of requirement
F	5 year requirement + backlog/surplus +5% buffer		3,390	Supply in years
				134%
				6.68

The Council has identified a supply of deliverable housing land for **4,528** homes between 1 April 2019 and 31 March 2024. This compares to a five-year housing land supply requirement (including 5% buffer) of 3,390 (Core Strategy requirement, calculated using the 'Sedgefield Method'). **This amounts to a housing land supply of 6.68 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	