

Bath & North East Somerset Council

MEETING: Planning Committee

MEETING
DATE: 6 May 2020

AGENDA
ITEM
NUMBER

TITLE: Quarterly Performance Report January - March 2020

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 2020.

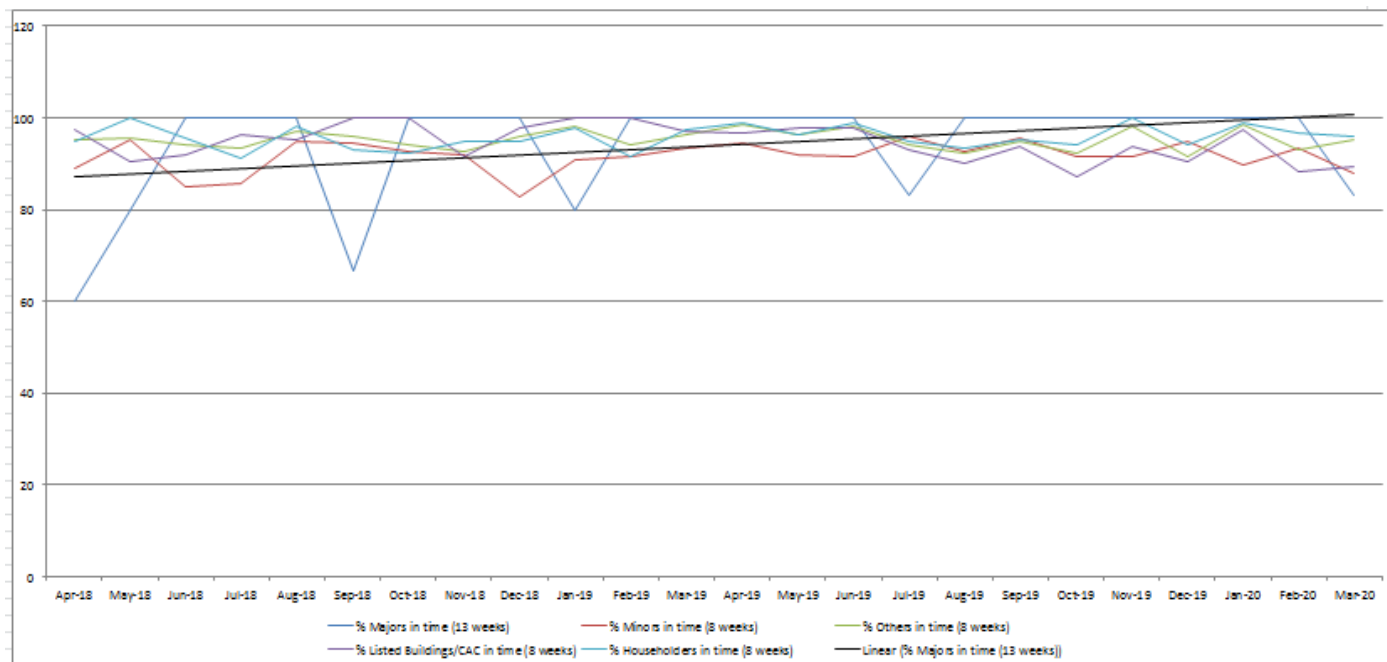
2 RECOMMENDATION

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%	(18/20) 90%
% Minors in time	(127/142) 89%	(127/138) 92%	(100/112) 89%	(91/99) 92%	(125/135) 93%	(142/150) 95%	(115/124) 93%	(108/120) 90%
% Others in time	(485/510) 95%	(433/453) 96%	(391/414) 94%	(361/374) 97%	(485/497) 98%	(421/449) 94%	(373/397) 94%	(333/347) 96%

Highlights:

- All three categories have been above target consistently every quarter for over 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	604
Withdrawn	51	52	65	76	45	50	51	49
Delegated no. and %	647 (97%)	579 (97%)	530 (98%)	470 (97%)	630 (98%)	587 (96%)	518 (97%)	474 (97%)
Refused no. and %	54 (8%)	45 (8%)	48 (9%)	37 (8%)	31 (5%)	37 (6%)	30 (6%)	39 (8%)

Highlights:

- A 1% fall in planning application numbers compared to the previous 12 months – slightly less than the national trend (4% decrease year ending Dec 2019).
- The current delegation rate is marginally above the last published England average of 95% (Year to Dec 2019).

- Percentage of refusals on planning applications remains very low compared to the last published England average of 12% (Year ending Dec 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	1	7
Major residential decisions granted	6	6	1	4	3	4	1	6
Number of dwellings applied for on Major schemes	297	255	64	390	158	140	201	50
Number of dwelling units permitted on schemes	123	631	179	182	264	420	93	265

Highlights:

- There were 7 major residential planning decisions last quarter, the majority were granted.

4 - Planning Appeals

	Apr – Jun 2019	Jul – Sep 2019	Oct – Dec 2019	Jan – Mar 2020
Appeals lodged	11	18	16	14
Appeals decided	20	25	15	12
Appeals allowed	5 (25%)	9 (36%)	2 (13%)	3 (25%)
Appeals dismissed	15 (75%)	16 (64%)	13 (87%)	9 (75%)

Highlights:

- Over the last 12 months performance on Appeals Allowed (26%) is under the national average of approx. 30%
- Planning Appeal costs awarded against council in last quarter: £360.00 Old Forge Stanton Drew
- Planning Appeal costs awarded against the council in last financial year: £5,360

5 - Enforcement Investigations

	Apr – Jun 2019	Jul – Sep 2019	Oct – Dec 2019	Jan – Mar 2020
Investigations launched	156	181	147	138
Investigations in hand	219	214	184	220
Investigations closed	156	178	194	106
Enforcement Notices issued	1	5	1	3
Planning Contravention Notices served	5	3	5	11
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

	Apr – Jun 2019	Jul – Sep 2019	Oct – Dec 2019	Jan – Mar 2020
Other types of work	609	409	308	336

7 – Works to Trees

	Apr – Jun 2019	Jul – Sep 2019	Oct - Dec 2019	Jan – Mar 2020
Number of applications for works to trees subject to a Tree Preservation Order (TPO)	14	29	24	26
Percentage of applications for works to trees subject to a TPO determined within 8 weeks	100%	100%	100%	96%
Number of notifications for works to trees within a Conservation Area (CA)	163	185	241	185
Percentage of notifications for works to trees within a Conservation Area (CA) determined within 6 weeks	99%	99%	99%	99%

Highlights:

- Performance on works to trees is very good.

8 – Corporate Customer Feedback

The latest quarterly report available is published here:

<https://beta.bathnes.gov.uk/view-complaint-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 19	Jul – Sep 19	Oct – Dec 19	Jan – Mar 20
Complaints upheld	0	0	0	0
Complaints Not upheld	3	0	0	0

Highlights:

- No Planning cases considered/closed this quarter. There have been no upheld complaints over the last year.

10 – Latest News – NEW WEBSITE LAUNCHED

The whole Planning Services website has been transformed with new content on applying for permission, simple explanations of Planning Policy and how to take heritage and conservation requirements into account. It is easier to comment on applications, apply for pre application advice and sign up for policy information <https://beta.bathnes.gov.uk/planning>

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: <https://beta.bathnes.gov.uk/policy-and-documents-library/annual-cil-spending-reports>

(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)	£1,285,952.51
CIL sums overview - Potential (April 2015 to date)	£9,790,195.51
CIL sums overview - Collected (April 2015 to date)	£15,611,681.65

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.

	Apr – Jun 2019	Jul – Sep 2019	Oct – Dec 2019	Jan – Mar 2020
Chair referral delegated	20	16	21	16
Chair referral to Planning Committee	8	9	11	12

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
F	5 year requirement + backlog/surplus +5% buffer		3,390
Supply as a % of requirement			134%
Supply in years			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.**

The monitoring reports are also published on our website: <https://beta.bathnes.gov.uk/policy-and-documents-library/five-year-housing-land-supply-and-housing-and-economic-land>

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	