

## Bath & North East Somerset Council

MEETING:	Planning Committee	
MEETING DATE:	29 July 2020	AGENDA ITEM NUMBER
TITLE:	Quarterly Performance Report April - June 2020	
WARD:	ALL	
AN OPEN PUBLIC ITEM		
<b>List of attachments to this report:</b>  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 2020.*

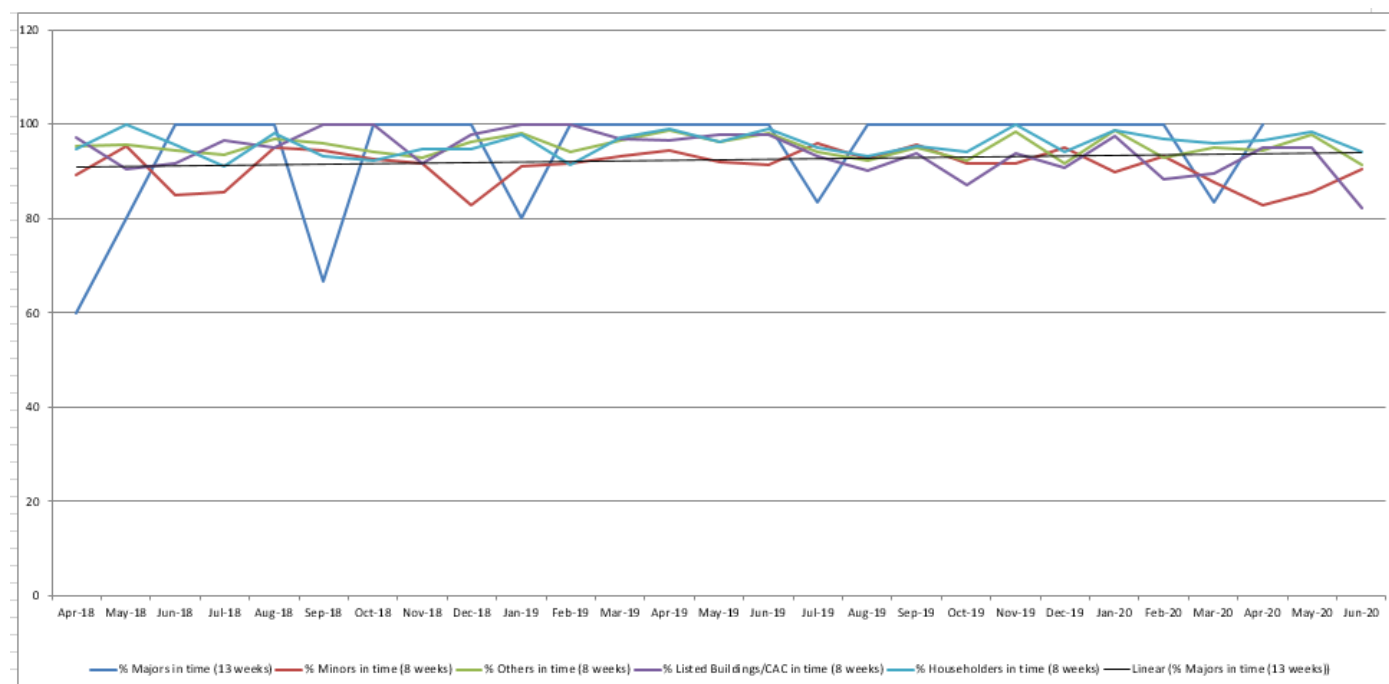
### 2 RECOMMENDATION

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	2019/20				2020/21			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
% Majors in time	(11/11) 100%	(11/12) 92%	(8/8) 100%	(18/20) 90%	(3/5) 60%			
% Minors in time	(125/135) 93%	(142/150) 95%	(115/124) 93%	(108/120) 90%	(81/94) 86%			
% Others in time	(485/497) 98%	(421/449) 94%	(373/397) 94%	(333/347) 96%	(325/344) 94%			

### Highlights:

- All three categories have been above target consistently every quarter for over 4 years.
- No Major application decisions made in May.

### 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.	2019/20				2020/21			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Received	689	635	647	604	491			
Withdrawn	45	50	51	49	58			
Delegated no. and %	630 (98%)	587 (96%)	518 (97%)	474 (97%)	436 (98%)			
Refused no. and %	31 (5%)	37 (6%)	30 (6%)	39 (8%)	39 (9%)			

### Highlights:

- An 8% fall in planning application numbers compared to the previous 12 months – the last published national trend figure was a 4% decrease (Year ending Dec 2019 - **Please note**

due to Covid-19 central government have postponed publishing the national planning application statistics until September).

- 28% fall in planning application numbers compared to the same quarter last year.
- 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) and we put this down to the high level of use and overall success of our Pre-application advice service which also brings income into the service.

### **3 – Dwelling Numbers**

Dwelling numbers	2019/20				2020/21			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Major residential (10 or more dwellings) decisions	3	4	1	7	3			
Major residential decisions granted	3	4	1	6	1			
Number of dwellings applied for on Major schemes	158	140	201	50	0			
Number of dwelling units permitted on schemes (net)	264	420	93	265	175			

Highlights:

- There were 3 major residential planning decisions last quarter, one was granted.

### **4 - Planning Appeals**

	Jul – Sep 2019	Oct – Dec 2019	Jan – Mar 2020	Apr – Jun 2020
Appeals lodged	18	16	14	17
Appeals decided	25	15	12	13
Appeals allowed	9 (36%)	2 (13%)	3 (25%)	4 (30%)
Appeals dismissed	16 (64%)	13 (87%)	9 (75%)	9 (70%)

Highlights:

- Over the last 12 months performance on Appeals Allowed (27%) is under the national average of approx. 30%
- Planning Appeal costs awarded against council in last quarter: £3807.00 31 Third Avenue Oldfield Park Bath
- Planning Appeal costs awarded against the council in this financial year: £3807.00

### **5 - Enforcement Investigations**

	Jul – Sep 2019	Oct – Dec 2019	Jan – Mar 2020	Apr – Jun 2020
Investigations launched	181	147	138	140
Investigations in hand	214	184	220	257

Investigations closed	178	194	106	106
Enforcement Notices issued	5	1	3	1
Planning Contravention Notices served	3	5	11	2
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

	Jul – Sep 2019	Oct – Dec 2019	Jan – Mar 2020	Apr – Jun 2020
Other types of work	409	308	336	263

## **7 – Works to Trees**

	Jul – Sep 2019	Oct - Dec 2019	Jan – Mar 2020	Apr – Jun 2020
Number of applications for works to trees subject to a Tree Preservation Order (TPO)	29	24	26	16
Percentage of applications for works to trees subject to a TPO determined within 8 weeks	100%	100%	96%	100%
Number of notifications for works to trees within a Conservation Area (CA)	185	241	185	117
Percentage of notifications for works to trees within a Conservation Area (CA) determined within 6 weeks	99%	99%	99%	100%

Highlights:

- Performance on works to trees remains excellent.

## **8 – Corporate Customer Feedback**

The latest quarterly report 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	Jul – Sep 19	Oct – Dec 19	Jan – Mar 20	Apr – Jun 20
Complaints upheld	0	0	0	0
Complaints Not upheld	0	0	0	0

## Highlights:

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

## **10 – Latest News – Covid-19**

The Government was very clear from the outset that they expected all Planning authorities to continue to deliver services in order to support the economy and, following some minor changes as a result of Covid-19 restrictions, we are now operating a near normal service. The Government is also updating legislation to support recovery such as allowing restaurants to operate as takeaways, extending permission deadlines, changing construction operating hours and pavement licensing.

For further details see our website <https://beta.bathnes.gov.uk/planning> and the government website <https://www.gov.uk/government/collections/draft-planning-guidance-to-support-the-business-and-planning-bill>

## **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 <b>(2020/21)</b>	<b>£0</b>
CIL sums overview - Potential (April 2015 to date)	<b>£14,185,637.49</b>
CIL sums overview - Collected (April 2015 to date)	<b>£15,769,541.36</b>

## **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.***

	<b>Jul – Sep 2019</b>	<b>Oct – Dec 2019</b>	<b>Jan – Mar 2020</b>	<b>Apr – Jun 2020</b>
Chair referral delegated	16	21	16	21
Chair referral to Planning Committee	9	11	12	5

## 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	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>

<b>Contact person</b>	John Theobald, Project/Technical and Management Support Officer, Planning 01225 477519
<b>Background papers</b>	CLG General Development Management statistical returns PS1 and PS2 + Planning applications statistics on the DCLG website: <a href="https://www.gov.uk/government/statistical-data-sets/live-tables-on-planning-application-statistics">https://www.gov.uk/government/statistical-data-sets/live-tables-on-planning-application-statistics</a>
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