

Bath & North East Somerset Council

MEETING: Planning Committee

MEETING DATE: 26 April 2023

AGENDA
ITEM
NUMBER

TITLE: Quarterly Performance Report covering period 1 Jan – 31 Mar 2023

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 Planning.

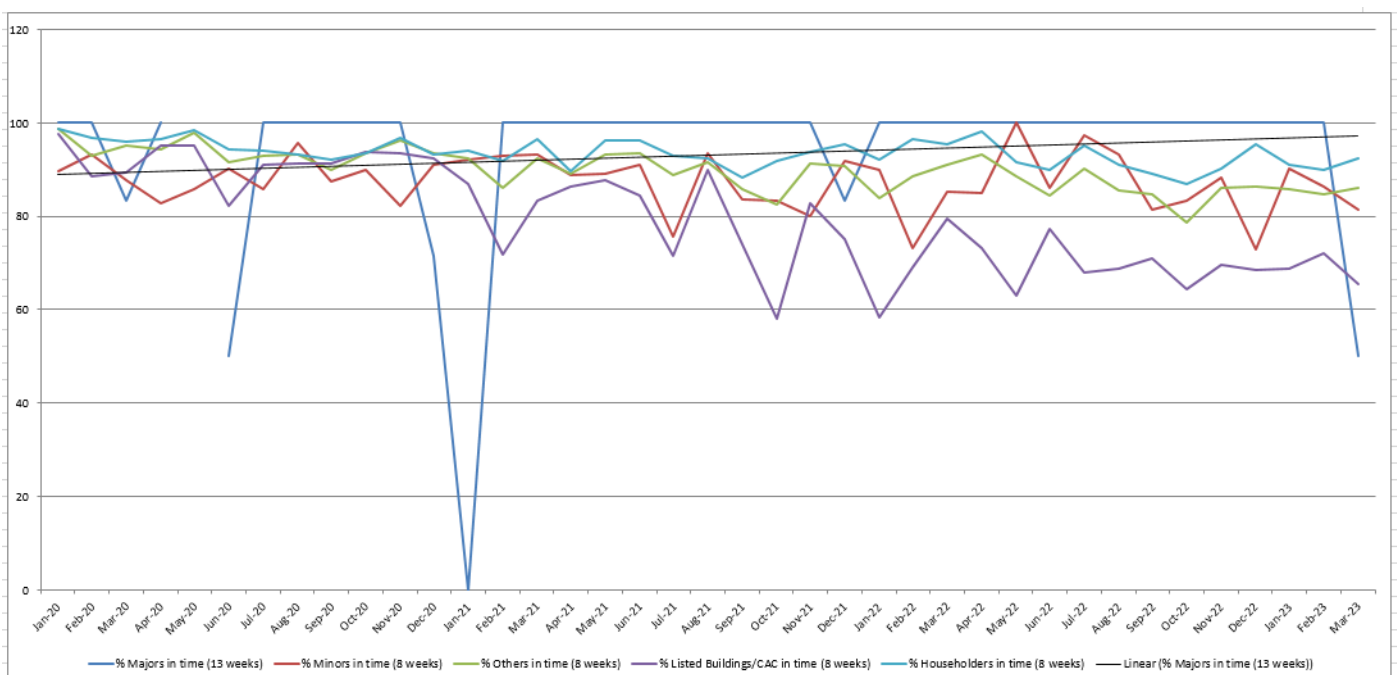
2 RECOMMENDATION

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



Majors target 60%, non-majors target 70%

% of planning applications in time	2021-2022				2022-2023			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
% Majors in time	(10/10) 100%	(8/8) 100%	(8/9) 89%	(11/11) 100%	(4/4) 100%	(7/7) 100%	(7/7) 100%	(7/8) 88%
% Minors in time	(96/107) 90%	(94/113) 83%	(83/97) 86%	(78/94) 83%	(75/83) 90%	(93/103) 90%	(82/101) 81%	(78/91) 86%
% Others in time	(487/529) 92%	(411/463) 89%	(353/400) 88%	(379/431) 88%	(373/420) 89%	(332/383) 87%	(329/394) 84%	(318/372) 85%

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, demolition in a conservation area

2 - Recent Planning Application Performance

Application nos.	2021-2022				2022-2023			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Received	774	621	643	710	610	618	564	605
Withdrawn	60	45	47	60	51	42	76	54
Delegated no. and %	633 (97%)	556 (95%)	481 (95%)	526 (98%)	482 (95%)	472 (96%)	494 (98%)	461 (98%)
Refused no. and %	39 (6%)	34 (6%)	39 (8%)	42 (8%)	34 (7%)	30 (6%)	40 (8%)	26 (6%)

3 – Dwelling Decisions and Numbers

Decisions on Major residential applications	2021-2022				2022-2023			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Decisions on Major residential applications (10 or more dwellings)	4	2	4	3	3	0	3	4
Major residential decisions granted	3	2	3	1	2	0	2	4
Number of dwellings applied for on Major schemes	0	10	502	103	300	776	65	0
Number of dwelling units permitted on schemes (net)	143	88	273	105	610	46	78	251

4 - Planning Appeals

	Apr – Jun 2022	Jul – Sep 2022	Oct – Dec 2022	Jan – Mar 2023
Appeals lodged	20	8	21	15
Appeals decided	19	5	20	15

Appeals allowed	4 (21%)	0 (0%)	2 (10%)	9 (60%)
Appeals dismissed	15 (79%)	4 (100%)	18 (90%)	6 (40%)

5 - Enforcement Investigations

	Apr – Jun 2022	Jul – Sep 2022	Oct – Dec 2022	Jan – Mar 2023
Investigations launched	113	140	122	124
Investigations in hand	356	407	441	474
Investigations closed	58	84	95	86
Enforcement Notices issued	0	2	1	0
Planning Contravention Notices served	4	1	0	6
Breach of Condition Notices served	0	0	1	0
Stop Notices	0	0	0	0
Temporary Stop Notices	0	0	0	0
Injunctions	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 2022	Jul – Sep 2022	Oct – Dec 2022	Jan – Mar 2023
Other types of work	342	441	352	350

7 – Works to Trees

	Apr – Jun 2022	Jul – Sep 2022	Oct – Dec 2022	Jan – Mar 2023
Number of applications for works to trees subject to a Tree Preservation Order (TPO)	23	18	37	18
Percentage of applications for works to trees subject to a TPO determined within 8 weeks	96%	100%	95%	89%
Number of notifications for works to trees within a Conservation Area (CA)	148	173	216	187
Percentage of notifications for works to trees within a Conservation Area (CA) determined within 6 weeks	96%	93%	94%	95%

8 – Corporate Customer Feedback

The latest quarterly report is published here:

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 22	Jul – Sep 22	Oct – Dec 22	Jan – Mar 23
Complaints upheld	0	0	0	0
Complaints Not upheld	0	0	0	0

10 – 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. CIL annual reports, Infrastructure Funding Statement and Infrastructure Delivery Plan 2020 are 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 (2022/23)	£886,130.40
CIL sums overview – Potential Liability amount (April 2015 to date)	£10,444,420.29
CIL sums overview – Paid (April 2015 to date)	£26,014,607.67

11 – 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 in Appendix 1 below.

	Apr – Jun 2022	Jul – Sep 2022	Oct – Dec 2022	Jan – Mar 2023
Chair referral delegated	11	16	15	18
Chair referral to Planning Committee	10	14	3	4

12 – 5 Year Housing Land Supply

5 year housing land supply

	Standard methodology			
A	Calculation based on standard method			
B	5 year supply requirement (676x5)		3,380	
C	Deliverable supply		3,728	
D	5 year requirement		3,380	Supply as a % of a requirement
E	5 year requirement + 5% buffer		3,549	Supply in years
				105%
				5.25

The figures within the housing trajectory have been collected as of March 2021 when the councils Core Strategy is more than 5 years old.

The housing requirement within the Core Strategy does not include the student population. However, the standard method makes no such alteration and includes student population growth. Therefore student accommodation is factored into the five year supply. The ratio of 2.5 bed spaces to one dwelling from the Housing Delivery Test Measurement Rule Book applies

The Old Bakery – 63 beds, ratio delivery of 25 dwellings
 Bath Cricket Club – 136 beds, ratio delivery of 54 dwellings
 Pickfords – 204 beds, ratio delivery of 82 dwellings
 Plumb centre - 72 bed, ratio delivery of 29 dwellings
 Hartwells garage - 186 beds, ratio delivery of 74 dwellings

Total – 264

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>

Appendix 1 - Analysis of Chair referral cases

Application no	ADDRESS	PROPOSAL	Decision Level	Decision Date	Status	Notes
22/02604/FUL	New Leaf Farm Mill Lane Bathampton Bath Bath And North East Somerset	Change of use of agricultural barn into a single dwelling with associated facilities for the existing holiday lets (Revision of proposal approved on 18/03608/ADCOU).	COMMD C	09-Mar-23	PERMIT	Applicant is related to Cllr Kevin Guy, this application is to be determined by the Planning Committee.
22/04630/FUL	309 Bloomfield Road Bloomfield Bath Bath And North East Somerset BA2 2NY	Change of use from dwelling (C3) to House of Multiple Occupation (C4)	CHAIR	09-Jan-23	PERMIT	Chair referral delegated decision
22/04410/FUL	9 The Beeches Odd Down Bath Bath And North East Somerset BA2 2UX	Change the current 5 bedroom C3 dwelling to a 6 bedroom C4 HMO (House in Multiple Occupation) property.	CHAIR	09-Jan-23	PERMIT	Chair referral delegated decision
22/01037/FUL	Parcel 4062 Midford Road Midford Bath Bath And North East Somerset	Erection of an agricultural building for storage of farm machinery and equipment.	CHAIR	13-Jan-23	PERMIT	Chair referral delegated decision
22/04658/FUL	75 St Francis Road Keynsham Bristol Bath And North East Somerset BS31 2EA	Conversion of hip to gabled loft with 2no front and 1no rear pitched roof dormers. Erection of single storey side extension.	CHAIR	20-Jan-23	PERMIT	Chair referral delegated decision
22/04882/FUL	4 Lower East Hayes Walcot Bath Bath And North East Somerset BA1 6AN	Change of use from residential dwelling (Use class C3a) to commercial holiday let accommodation for a maximum of 8 people (sui generis).	CHAIR	27-Jan-23	PERMIT	Chair referral delegated decision
22/03582/FUL	Leigh Cottage Sharpstone Lane Freshford Bath Bath And North East Somerset BA2 7UA	Externally clad extension to existing dwelling and associated works	CHAIR	30-Jan-23	PERMIT	Chair referral delegated decision
22/03352/FUL	Crosspath Cottage Camerton Hill Camerton Bath Bath And North East Somerset BA2 0PS	Erection of single-storey extension, first-floor dormer and internal alterations. Erection of extension to shed (Resubmission).	CHAIR	31-Jan-23	PERMIT	Chair referral delegated decision

22/04708/AR	4 Seven Dials Sawclose City Centre Bath Bath And North East Somerset BA1 1EN	Display of 2 no banners at no.3 and no.4 Seven Dials.	CHAIR	15-Feb-23	CON	Chair referral delegated decision
22/04707/AR	5 - 6 Seven Dials Sawclose City Centre Bath Bath And North East Somerset BA1 1EN	Display of 10no. banner adverts around external seating area.	CHAIR	15-Feb-23	CON	Chair referral delegated decision
22/04412/FUL	72 Manor Road Saltford Bristol Bath And North East Somerset BS31 3AB	Erection of single storey rear extension.	CHAIR	20-Feb-23	PERMIT	Chair referral delegated decision
23/00077/FUL	Telecommunication Mast Bs0203 Pitt's Lane Chew Magna Bristol Bath And North East Somerset	Upgrade of monopole telecommunications mast with 3 no. existing antennas and 3 no. additional antennas to be installed on replacement 21m monopole mast. Associated ancillary development.	CHAIR	24-Feb-23	RF	Chair referral delegated decision
22/04414/PIP	Greenacre Staunton Lane Whitchurch Bristol Bath And North East Somerset BS14 0QL	Stage 1 Permission in principle application for the development of a single dwelling.	CHAIR	02-Mar-23	PERMIT	Chair referral delegated decision
22/02494/VAR	Land At Rear Tennis Court Cottages Tennis Court Road Paulton Bristol Bath And North East Somerset	Variation of condition 10 (Plans List) of 19/00669/FUL (Erection of a two-storey dwelling on land to rear of Tennis Court Cottage. Erection of a double pitched roof garage.)	CHAIR	13-Mar-23	PERMIT	Chair referral delegated decision
23/00132/FUL	27 West Lea Road Lower Weston Bath Bath And North East Somerset BA1 3RL	Demolition of single storey side extension to be replaced with two storey side extension. New front door window. Installation of solar panels. Improvements to parking facilities.	CHAIR	15-Mar-23	PERMIT	Chair referral delegated decision
22/00928/FUL	Rockside Mead Lane Saltford Bristol Bath And North East Somerset BS31 3EP	Erection of double storey front extension and replacement garage	CHAIR	22-Mar-23	RF	Chair referral delegated decision
22/01768/FUL	Cheddar House Tunley Farm Tunley Hill Camerton Bath Bath And North East Somerset BA2 0DL	Extend existing kitchen/utility room, convert existing store to habitable rooms, minor works to porch & other internal rooms	CHAIR	23-Mar-23	RF	Chair referral delegated decision
22/01769/LBA	Cheddar House Tunley Farm Tunley Hill Camerton Bath Bath And North East Somerset BA2 0DL	Extend existing kitchen/utility room, convert existing store to habitable rooms, minor works to porch & other internal rooms	CHAIR	23-Mar-23	RF	Chair referral delegated decision

22/03933/FUL	The Homestead Double House LaneChew MagnaBristolBath And North East SomersetBS40 8TH	Two storey rear extension, first floor rear extension, single storey front porch, two new dormers on the front elevation and full renovation & reconfiguration of the internal spaces.	CHAIR	28-Mar-23	PERMIT	Chair referral delegated decision
22/03945/FUL	9 Gainsborough RoadKeynshamBristolBath And North East SomersetBS31 1LS	Proposed Front Extension	COMMDC	09-Feb-23	PERMIT	Chair referral to committee. I have reviewed this application and note the comments and objections raised. The officer has addressed those comments in the report above however, given the concern raised regarding the loss of light in the living room of the adjoining house in the pair, I believe that this would benefit from debate at committee.
22/03288/FUL	St Julian's Church High StreetWellowBathBath And North East SomersetBA2 8QS	Erection of single storey extension to church to provide WC and kitchen facilities.	COMMDC	21-Mar-23	PERMIT	Chair referral to committee. I have reviewed this application and note the comments from statutory and other parties. As always, the balance between preserving what is in this case a grade 1 listed structure and providing the users of the building with modern welfare facilities, is a difficult one to strike. Given the support from the ward councillor, the Parish Council and users of the church, I believe the proposal would benefit from a public debate at the planning committee.
22/02863/FUL	Mill BarnMillards HillWeltonMidsomer NortonBath And North East Somerset	Erection of a new external classroom; consisting of natural rendered clay bricks to form landscaping wall, pizza oven & rainwater collection with arrayed valleyed roof.	COMMDC	09-Mar-23	PERMIT	Chair referral to committee. I have reviewed this application and note the comments from statutory consultees and third parties. The officer and applicant have worked together to address the issues raised and conditions have been incorporated as necessary. However, due to the comments from Conservation and the sensitivity of the site, I believe that the proposal should be debated in public by the Planning Committee.

20/02673/OUT	Land Parcel 0005Bath RoadKeynshamBath And North East Somerset	Residential and related development comprising approximately 213 dwellings, replacement sports pitch to facilitate expanded primary school, means of access thereto, associated open space, landscaping, access roads, footways/cycleways and infrastructure wo	COMMDC	23-Feb-23	PERMIT	Chair referral to committee. I have reviewed this application and note the objections from both Saltford Parish and Keynsham Town Councils, the local ward councillor and many other third parties. Given the controversial nature of this proposal, I recommend that it is debated in full at Planning Committee.
21/05521/FUL	Rising Sun58 Lymore AvenueTwertonBathBath And North East SomersetBA2 1BD	Erection of 5 terraced houses and associated off street car parking.	COMMDC	04-Jan-23	PERMIT	Councillors Tim Ball, Sarah Moore and Dine Romero have all objected to the application proposals and requested that the application be determined by committee if officers are minded to approve it.
22/04670/REG03	22 Temple StreetKeynshamBristolBath And North East SomersetBS31 1EH	General repairs and replacement windows and downpipes to the first floor street elevation of no.20-30 Temple Street. Refurbishment of shopfronts at no.20 and no.22 Temple Street.	COMMDC	09-Mar-23	PERMIT	The application has been submitted by the Council's Regeneration Team as part of the Keynsham HAZ project and involves properties Nos. 20-30 Temple Street.

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