

# Bath & North East Somerset Council

MEETING: Planning Committee

MEETING DATE: 26 July 2023

AGENDA ITEM NUMBER

TITLE: Quarterly Performance Report covering period 1 April – 30 June 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.*

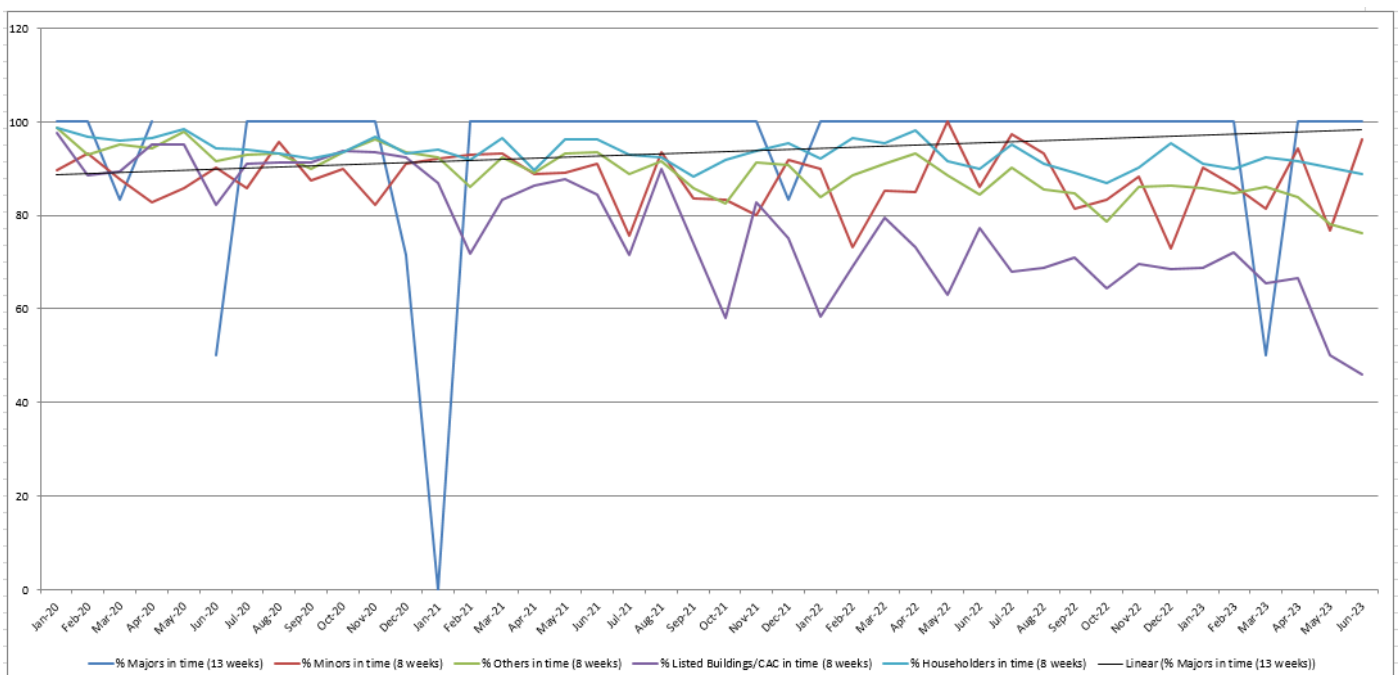
## 2 RECOMMENDATION

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			
	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1
% Majors in time	(8/8) 100%	(8/9) 89%	(11/11) 100%	(4/4) 100%	(7/7) 100%	(7/7) 100%	(7/8) 88%	(8/8) 100%
% Minors in time	(94/113) 83%	(83/97) 86%	(78/94) 83%	(75/83) 90%	(93/103) 90%	(82/101) 81%	(78/91) 86%	(82/92) 89%
% Others in time	(411/463) 89%	(353/400) 88%	(379/431) 88%	(373/420) 89%	(332/383) 87%	(329/394) 84%	(318/372) 85%	(338/426) 79%

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			
	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1
Received	621	643	710	610	618	564	605	541
Withdrawn	45	47	60	51	42	76	54	70
Delegated no. and %	556 (95%)	481 (95%)	526 (98%)	482 (95%)	472 (96%)	494 (98%)	461 (98%)	518 (98%)
Refused no. and %	34 (6%)	39 (8%)	42 (8%)	34 (7%)	30 (6%)	40 (8%)	26 (6%)	38 (7%)

## 3 – Dwelling Decisions and Numbers

Decisions on Major residential applications	2021-2022				2022-2023			
	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1
Decisions on Major residential applications (10 or more dwellings)	2	4	3	3	0	3	4	3
Major residential decisions granted	2	3	1	2	0	2	4	3
Number of dwellings applied for on Major schemes	10	502	103	300	776	65	0	428
Number of dwelling units permitted on schemes (net)	88	273	105	610	46	78	251	189

## 4 - Planning Appeals

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

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

## **5 - Enforcement Investigations**

	<b>Jul – Sep 2022</b>	<b>Oct – Dec 2022</b>	<b>Jan – Mar 2023</b>	<b>Apr – Jun 2023</b>
Investigations launched	140	122	124	131
Investigations in hand	407	441	474	510
Investigations closed	84	95	86	79
Enforcement Notices issued	2	1	0	6
Planning Contravention Notices served	1	0	6	3
Breach of Condition Notices served	0	1	0	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

	<b>Jul – Sep 2022</b>	<b>Oct – Dec 2022</b>	<b>Jan – Mar 2023</b>	<b>Apr – Jun 2023</b>
Other types of work	441	352	350	345

## **7 – Works to Trees**

	<b>Jul – Sep 2022</b>	<b>Oct – Dec 2022</b>	<b>Jan – Mar 2023</b>	<b>Apr – Jun 2023</b>
Number of applications for works to trees subject to a Tree Preservation Order (TPO)	18	37	18	15
Percentage of applications for works to trees subject to a TPO determined within 8 weeks	100%	95%	89%	87%
Number of notifications for works to trees within a Conservation Area (CA)	173	216	187	159
Percentage of notifications for works to trees within a Conservation Area (CA) determined within 6 weeks	93%	94%	95%	97%

## **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.

<b>Ombudsman Complaints</b>	<b>Jul – Sep 22</b>	<b>Oct – Dec 22</b>	<b>Jan – Mar 23</b>	<b>Apr – Jun 23</b>
<b>Complaints upheld</b>	0	0	0	0
<b>Complaints Not upheld</b>	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 (2023/24)	<b>£88,102.90</b>
CIL sums overview – Potential Liability amount (April 2015 to date)	<b>£10,382,211.08</b>
CIL sums overview – Paid (April 2015 to date)	<b>£27,198,841.80</b>

## **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.

	<b>Jul – Sep 2022</b>	<b>Oct – Dec 2022</b>	<b>Jan – Mar 2023</b>	<b>Apr – Jun 2023</b>
Chair referral delegated	16	15	18	16
Chair referral to Planning Committee	14	3	4	6

## **12 – 5 Year Housing Land Supply**

### **5 year housing land supply**

A	Total planned housing 2011-2029		13,000
B	Completions 2011-2022	2011-2021	8,784
C	Plan requirement	2011-2027	11,552
D	5 year supply requirement (100%)	2022-2027	2,768
E	5 year supply requirement (with 5% buffer)	2022-2027	2,906
G	Deliverable supply (#)	2022-2027	4,246
H	Deliverable supply buffer (%)	2022-2027	53%
I	Deliverable supply (#) over 100% requirement	2022-2027	1,478
J	Deliverable supply (#) over 105% requirement	2022-2027	1,340

A	Alternative Calculation Method			
B	5 year supply requirement (722x5)		3,610	
C	Surplus/deficit		842	
D	Deliverable supply		4,246	
E	5 year requirement + backlog/surplus		2,768	Supply as a % of requirement
F	5 year requirement + backlog/surplus +5% buffer		2,906	146%
				Supply in years
				7.30

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
22/04550/FUL	Wyndrush Tilley LaneFarmboroughBathBath And North East SomersetBA2 0BE	Retention of front boundary wall and gates	CHAIR	06-Apr-23	RF	Chair referral delegated decision
22/03767/FUL	Chopperpod CottageLays Farm Trading EstateKeynshamBristolBath And North East SomersetBS31 2SE	Conversion of garage to 2 bed dwelling.	CHAIR	13-Apr-23	PERMIT	Chair referral delegated decision
22/05155/FUL	Midsomer Norton Sports CentreGullock TynningMidsomer NortonRadstockBath And North East SomersetBA3 2SY	Erection of a coffee outlet, following demolition of a disused public toilet facility.	CHAIR	17-Apr-23	PERMIT	Chair referral delegated decision
22/05183/FUL	Goodfield House192 Bath RoadKeynshamBristolBath And North East SomersetBS31 1TF	Change of use of existing dwelling (Use class C3) to an 8 bedroom house of multiple occupation (Use class Sui Generis) with associated works.	CHAIR	21-Apr-23	PERMIT	Chair referral delegated decision
23/00259/FUL	Breaches Farm HouseCherwell RoadKeynshamBristolBath And North East SomersetBS31 1QU	Erection of 2 storey extension (Resubmission).	CHAIR	24-Apr-23	PERMIT	Chair referral delegated decision
23/00912/FUL	Tall Timbers Pow's HillCladownRadstockBath And North East SomersetBA3 2XN	Erection of double storey front extension, single storey rear and first floor side extension with associated internal and external works.	CHAIR	02-May-23	PERMIT	Chair referral delegated decision
23/00871/FUL	2 Pine WalkWestfieldRadstockBath And North East SomersetBA3 3TQ	Construction of a garage in rear garden and relocation of existing garden shed.	CHAIR	03-May-23	PERMIT	Chair referral delegated decision
23/01075/VAR	22 Uplands RoadSaltfordBristolBath And North East SomersetBS31 3JJ	Variation of condition 2 (Plans List) of application 20/04737/VAR (Variation of condition 2 (plans list) of application 20/02694/VAR (Variation of condition 2 (Plans List) application 19/03008/VAR. (Variation of condition 2 attached to application 18/0144	CHAIR	10-May-23	PERMIT	Chair referral delegated decision

23/01178/FUL	Lobbington Cottage Chew LaneChew StokeBristolBath And North East SomersetBS40 8UE	Change of use of land from agricultural land to garden land and erection of timber fencing (Retrospective) (Resubmission of 22/05135/FUL).	CHAIR	15-May-23	RF	Chair referral delegated decision
21/03622/VAR	Land Rear Of Yearteen HouseWater StreetEast HarptreeBristolBath And North East Somerset	Variation of condition 2 (Plans List) of application 14/05836/FUL (Erection of 8 dwellings and access).	CHAIR	15-May-23	PERMIT	Chair referral delegated decision
16/06226/LBA	Crossways HouseCrossways LaneDunkertonBathBA2 8BU	Internal and external alterations for the erection of front boundary wall, gates and railings; internal washroom alterations; removal of former car parking at front and rear and to return garden. Erection of new skittles building following demolition of	CHAIR	30-May-23	RF	Chair referral delegated decision
23/01310/FUL	Roman City Guest House18 Raby PlaceBathwickBathBath And North East SomersetBA2 4EH	Change of use from bed and breakfast (Use Class C1) to residential dwelling (Use Class C3).	CHAIR	12-Jun-23	PERMIT	Chair referral delegated decision
23/01283/VAR	26 Gaston AvenueKeynshamBristolBath And North East SomersetBS31 1LR	Variation of conditions 9 (Parking (Compliance)) and 11 (Plans List (Compliance)) of application 20/00563/FUL (Erection of 1 no 1 bed dwelling).	CHAIR	13-Jun-23	PERMIT	Chair referral delegated decision
23/00958/FUL	21 Charlton ParkMidsomer NortonRadstockBath And North East SomersetBA3 4BN	Erection of two storey side extension to existing house.	CHAIR	14-Jun-23	PERMIT	Chair referral delegated decision
23/00702/FUL	5 The HomesteadKeynshamBristolBath And North East SomersetBS31 1LF	Erection of single storey rear extension with flat roof. (Retrospective)	CHAIR	15-Jun-23	PERMIT	Chair referral delegated decision

23/01171/FUL	Lakeside Barn Stoke Hill Chew Stoke Bristol Bath And North East Somerset BS40 8XJ	Extension of roof and erection of dormer windows at Lakeside Barn.	CHAIR	20-Jun-23	PERMIT	Chair referral delegated decision
21/02471/OUT	Parcel 5159 Minsmere Road Keynsham Bath And North East Somerset	Outline planning application for 70 homes (Use Class C3); new vehicular and pedestrian access on to Minsmere Road, public open space; tree planting and habitat creation; site drainage and associated infrastructure, with all matters reserved except for acc	COMMDC	18-May-23	PERMIT	Chair referral to committee. I have reviewed this application and note the comments from all parties. The officer has worked with the applicant to bring aspects of the proposal into line with current policies however, it does still signify a departure from the current development plan. It is the officer's view that material considerations exist to justify that departure, and these are outlined in the officer's report, however, I believe that these warrant debate in the public forum of the planning committee.
21/02973/OUT	Parcel 3589 Silver Street Midsomer Norton Bath And North East Somerset	Outline planning permission for formation of access road, footpath and cycle links, open space, landscaping and associated works (All matters except access reserved).	COMMDC	17-Apr-23	PERMIT	Chair referral to committee. I have reviewed this application and note the comments from both ward cllrs and other statutory consultees. Due to the complex and controversial nature of the proposal I believe it should be debated in the public forum of the planning committee.
22/03269/FUL	Hare & Hounds Lansdown Road Lansdown Bath And North East Somerset BA1 5TJ	Erection of outside bar and decked seating area (Retrospective).	COMMDC	28-Apr-23	PERMIT	Chair referral to committee. I have reviewed this application and note the comments, both for and against, by statutory consultees and other third parties. Harm to a heritage asset – the listed public house – has been raised as an objection by the conservation officer and graded as "less than substantial". I believe that it would be beneficial for the planning committee to review, and debate in public, whether the public benefits listed within the proposal outweigh that harm.

22/04787/FUL	Parcel 2065 Meadgate East Camerton Bath Bath And North East Somerset	Construction of an agricultural access off Camerton Road, to include erection of a gate (Partially retrospective).	COMMDC	06-Apr-23	PERMIT	Chair referral to committee. I have reviewed this application and note the objections and comments from all parties. The officer has worked with the applicant to address the issues raised but concern remains about some aspects of the proposal. I therefore refer this application to be debated by the Planning Committee.
20/03152/FUL	Development Site Next To Somerdale Pavilion Trajectus Way Keynsham Bath And North East Somerset	Erection of 44 no. Extra Care units (Use Class C2) and ancillary works including landscaping.	COMMDC	11-May-23	PERMIT	Chair referral to committee. I have reviewed this application carefully and read the comments from Keynsham Town Council and other third parties. The affordable housing offer is welcome and keeps the scheme within the percentages agreed in 2013 for the whole site. The parking arrangements are policy compliant and adjustments made to the landscaping plan are also welcome. Many of the objections, however, reflect the revised height of Block D and the loss of previously agreed small scale local needs retail. These concerns are also expressed in the reports from the Urban Design officer and Planning Policy team. I am therefore referring this application to committee so that these aspects can be debated in a public forum.
22/02622/FUL	2 Fairfield Terrace Peasedown St John Bath Bath And North East Somerset BA2 8HL	Erection of new separate two storey dwelling including formation of new vehicular access and double car parking area for existing house, new pedestrian access for new dwelling, both off Braysdown Lane following removal of existing garage and outbuilding w	COMMDC	08-Jun-23	PERMIT	Chair referral to committee. I have reviewed this application and note the comments from all parties. Despite the applicant and officer having worked together to overcome some issues raised, controversy remains about the impact on the street scene and character of the local area. I therefore refer this decision for debate at the planning committee.
23/00260/FUL	Heighgrove Barn Scumbrum Lane High Littleton Bristol Bath And North East Somerset BS39 6JN	Construction of car port.	COMMDC	06-Apr-23	RF	Farmborough Parish Council have supported the application, contrary to the officer's recommendation to refuse.

<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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