

Bath & North East Somerset Council

MEETING: Planning Committee

MEETING DATE: 23 October 2024

AGENDA ITEM NUMBER

TITLE: Quarterly Performance Report covering period 1 July – 30 Sept 2024

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.

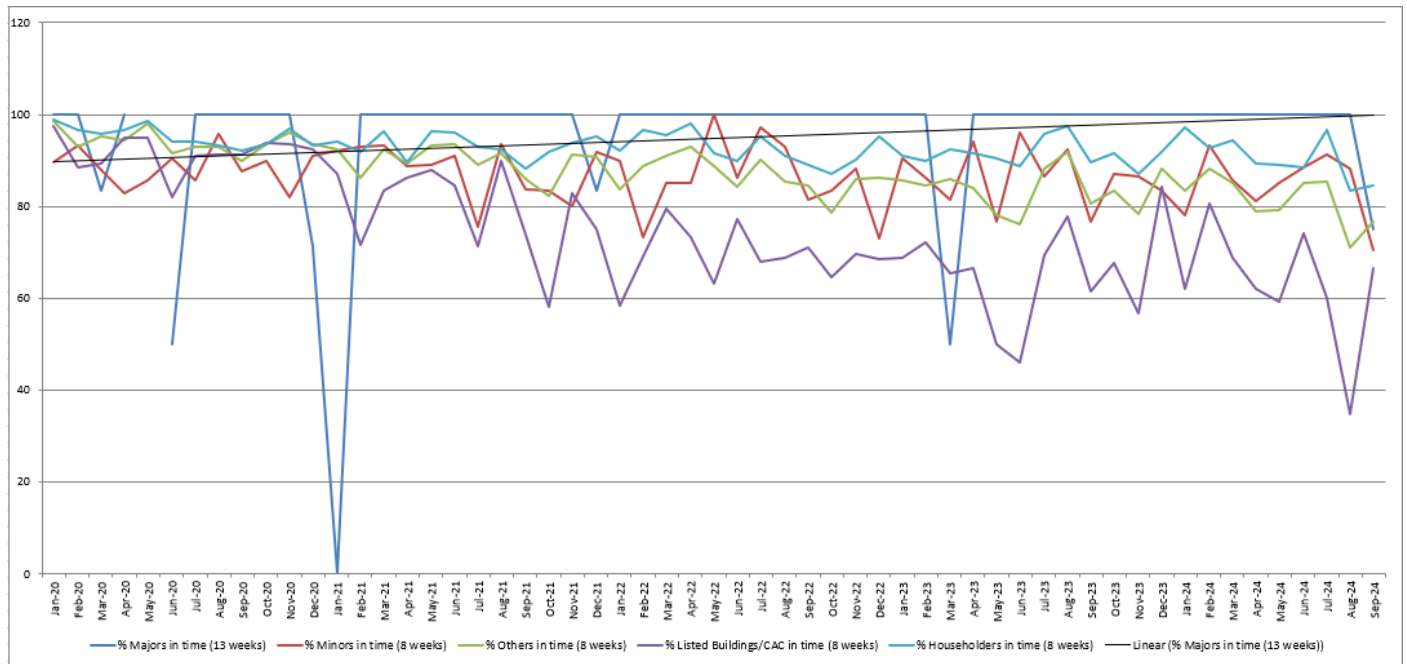
2 RECOMMENDATION

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	2022-2023				2023-2024			
	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
% Majors in time	(7/7) 100%	(7/8) 88%	(8/8) 100%	(5/5) 100%	(12/12) 100%	(7/7) 100%	(12/12) 100%	(6/7) 86%
% Minors in time	(82/101) 81%	(78/91) 86%	(82/92) 89%	(75/88) 85%	(85/99) 86%	(71/83) 86%	(83/98) 85%	(86/103) 83%
% Others in time	(329/394) 84%	(318/372) 85%	(338/426) 79%	(311/359) 87%	(283/341) 83%	(269/314) 86%	(281/348) 81%	(284/363) 78%

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.	2022-2023				2023-2024			
	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
Received	564	605	541	526	538	536	615	495
Withdrawn	76	54	70	45	65	49	38	56
Delegated no. and %	494 (98%)	461 (98%)	518 (98%)	449 (99%)	433 (96%)	395 (98%)	446 (97%)	457 (97%)
Refused no. and %	40 (8%)	26 (6%)	38 (7%)	30 (7%)	27 (6%)	15 (4%)	15 (3%)	38 (8%)

3 – Dwelling Decisions and Numbers

Decisions on Major residential applications	2022-2023				2023-2024			
	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
Decisions on Major residential applications (10 or more dwellings)	3	4	3	3	6	3	8	2
Major residential decisions granted	2	4	3	2	5	3	6	1
Number of dwellings applied for on Major schemes	65	0	428	70	237	283	16	0
Number of dwelling units permitted on schemes (net)	78	251	189	38	110	156	228	94

4 - Planning Appeals

	Oct – Dec 2023	Jan – Mar 2024	Apr – Jun 2024	Jul – Sep 2024
Appeals lodged	11	11	21	4
Appeals decided	8	19	7	13

Appeals allowed	2 (25%)	6 (32%)	2 (29%)	4 (31%)
Appeals dismissed	6 (75%)	13 (68%)	5 (71%)	9 (69%)

5 - Enforcement Investigations

	Oct – Dec 2023	Jan – Mar 2024	Apr – Jun 2024	Jul – Sep 2024
Investigations launched	118	107	94	113
Investigations in hand	430	458	456	459
Investigations closed	110	74	71	102
Enforcement Notices issued	2	1	9	7
Planning Contravention Notices served	4	4	1	5
Breach of Condition Notices served	1	1	0	1
Stop Notices	0	0	1	0
Temporary Stop Notices	0	0	1	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

	Oct – Dec 2023	Jan – Mar 2024	Apr – Jun 2024	Jul – Sep 2024
Other types of work	297	381	413	334

7 – Works to Trees

	Oct – Dec 2023	Jan – Mar 2024	Apr – Jun 2024	Jul – Sep 2024
Number of applications for works to trees subject to a Tree Preservation Order (TPO)	26	20	20	25
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)	252	165	169	166
Percentage of notifications for works to trees within a Conservation Area (CA) determined within 6 weeks	96%	99%	98%	98%

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	Oct – Dec 23	Jan – Mar 24	Apr – Jun 24	Jul – Sep 24
Complaints upheld	0	0	0	0
Complaints Not upheld	0	0	0	0

Note: There was one case (Planning Enforcement) closed after initial inquiries (rejected by LGO with no action or out of their jurisdiction).

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 Statements and Infrastructure Delivery Plan 2021 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 (2024/25)	£1,136,706.39
CIL sums overview – Potential Liability amount (April 2015 to date)	£15,612,865.35
CIL sums overview – Paid (April 2015 to date)	£30,843,694.45

11 – Chair Referrals

Table 11 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.

	Oct – Dec 2023	Jan – Mar 2024	Apr – Jun 2024	Jul – Sep 2024
Chair referral delegated	12	5	8	7
Chair referral to Planning Committee	7	5	8	9

12 – 5 Year Housing Land Supply

5 year housing land supply

A	Total planned housing 2011-2029		13,000
B	Completions 2011-2023	2011-2023	9,213
C	Plan requirement	2011-2028	12,274
D	5 year supply requirement (100%)	2023-2028	3,061
E	5 year supply requirement (with 5% buffer)	2023-2029	3,214
G	Deliverable supply (#)	2023-2030	3,946
H	Deliverable supply buffer (%)	2023-2031	29%
I	Deliverable supply (#) over 100% requirement	2023-2032	885
J	Deliverable supply (#) over 105% requirement	2023-2033	732

A	Alternative Calculation Method			
B	5 year supply requirement (722x5)		3,610	
C	Surplus/deficit		549	
D	Deliverable supply		3,946	
E	5 year requirement + backlog/surplus		3,061	Supply as a % of requirement
F	5 year requirement + backlog/surplus +5% buffer		3,214	Supply in years
				123%
				6.14

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 – see attachment

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	