

Bath & North East Somerset Council

MEETING: Planning Committee

MEETING DATE: 18 February 2026

AGENDA ITEM NUMBER

TITLE: Quarterly Performance Report covering period 1 Oct – 31 Dec 2025

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.

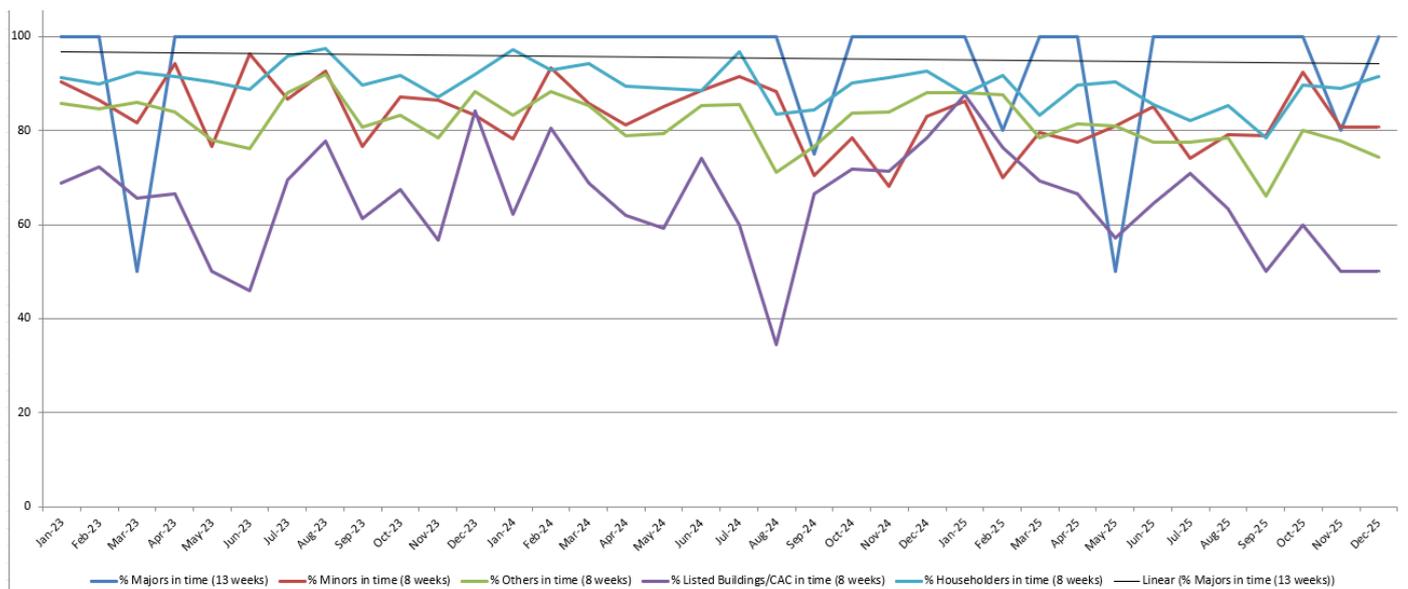
2 RECOMMENDATION

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



| % of planning applications in time | 2023-2024 | | | | 2024-2025 | | | |
|------------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 |
| % Majors in time | (7/7) 100% | (12/12) 100% | (6/7) 86% | (4/4) 100% | (8/9) 89% | (7/8) 88% | (8/8) 100% | (7/8) 88% |
| % Minors in time | (71/83) 86% | (83/98) 85% | (86/103) 83% | (102/133) 77% | (70/88) 80% | (95/117) 81% | (86/112) 77% | (70/83) 84% |
| % Others in time | (269/314) 86% | (281/348) 81% | (284/363) 78% | (283/332) 85% | (255/301) 85% | (338/423) 80% | (273/368) 74% | (241/310) 78% |

Highlights:

- All three categories have been above target consistently every quarter for over 9 years (Majors target 60%, Non-majors target 70%).
- Performance is similar to the last published England average of 90.8% for Majors, and a little below the average of 91% for Non-majors (year ending Sept 2025) but still above the national targets.

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. | 2023-2024 | | | | 2024-2025 | | | |
|---------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 |
| Received | 536 | 615 | 495 | 514 | 613 | 565 | 508 | 480 |
| Withdrawn | 49 | 38 | 56 | 51 | 41 | 34 | 39 | 23 |
| Delegated no. and % | 395 (98%) | 446 (97%) | 457 (97%) | 445 (95%) | 377 (95%) | 531 (96%) | 469 (96%) | 383 (96%) |
| Refused no. and % | 15 (4%) | 15 (3%) | 38 (8%) | 34 (7%) | 26 (7%) | 16 (3%) | 29 (6%) | 25 (6%) |

Highlights:

- 0.1% rise in planning application numbers compared to the previous 12 months – the last published national trend figure was an 3% decrease (year ending Sept 2025).
- 6% decrease in planning application numbers compared to the same quarter last year.
- The current delegation rate is in line with the last published England average of 96% (year ending Sept 2025).
- Percentage of refusals on planning applications remains very low compared to the last published England average of 13% (year ending Sept 2025) 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 Decisions and Numbers

| Decisions on Major residential applications | 2023-2024 | | | | 2024-2025 | | | |
|--|-----------|----|----|----|-----------|----|----|----|
| | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 |
| Decisions on Major residential applications (10 or more dwellings) | 3 | 8 | 2 | 2 | 5 | 2 | 2 | 1 |
| Major residential | 3 | 6 | 1 | 2 | 5 | 2 | 2 | 1 |

| | | | | | | | | |
|---|-----|-----|----|-----|-----|-----|-----|-----|
| decisions granted | | | | | | | | |
| Number of dwellings applied for on Major schemes | 283 | 16 | 0 | 320 | 10 | 0 | 260 | 207 |
| Number of dwelling units permitted on schemes (net) | 156 | 228 | 99 | 699 | 403 | 134 | 75 | 463 |

Highlights:

- There was one major residential planning decision last quarter and it was granted.

4 - Planning Appeals

| | Jan – Mar 2025 | Apr – Jun 2025 | Jul – Sep 2025 | Oct – Dec 2025 |
|-------------------|----------------|----------------|----------------|----------------|
| Appeals lodged | 17 | 16 | 9 | 18 |
| Appeals decided | 10 | 15 | 13 | 15 |
| Appeals allowed | 2 (20%) | 2 (13%) | 6 (46%) | 5 (33%) |
| Appeals dismissed | 8 (80%) | 13 (87%) | 7 (54%) | 10 (67%) |

Highlights:

- Over the last 12 months performance on Appeals Allowed (28%) is better than the national average of approx. 30%
- Planning Appeal costs awarded against the council in this financial year: None.

5 - Enforcement Investigations

| | Jan – Mar 2025 | Apr – Jun 2025 | Jul – Sep 2025 | Oct – Dec 2025 |
|---------------------------------------|----------------|----------------|----------------|----------------|
| Investigations launched | 105 | 100 | 86 | 80 |
| Investigations in hand | 518 | 547 | 564 | 538 |
| Investigations closed | 119 | 71 | 83 | 105 |
| Enforcement Notices issued | 5 | 1 | 1 | 0 |
| Planning Contravention Notices served | 5 | 3 | 4 | 2 |
| Breach of Condition Notices served | 2 | 1 | 0 | 0 |
| Stop Notices | 0 | 0 | 0 | 0 |
| Temporary Stop Notices | 1 | 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.

| | Jan – Mar 2025 | Apr – Jun 2025 | Jul – Sep 2025 | Oct – Dec 2025 |
|---------------------|----------------|----------------|----------------|----------------|
| Other types of work | 414 | 381 | 395 | 358 |

7 – Works to Trees

| | Jan – Mar 2025 | Apr – Jun 2025 | Jul – Sep 2025 | Oct – Dec 2025 |
|--|---------------------------|---------------------------|---------------------------|---------------------------|
| Number of applications for works to trees subject to a Tree Preservation Order (TPO) | 31 | 17 | 17 | 31 |
| Percentage of applications for works to trees subject to a TPO determined within 8 weeks | 100% | 100% | 100% | 100% |
| Number of notifications for works to trees within a Conservation Area (CA) | 151 | 203 | 263 | 269 |
| Percentage of notifications for works to trees within a Conservation Area (CA) determined within 6 weeks | 95% | 99% | 99% | 97% |

Highlights:

- Performance on works to trees remains excellent.

8 – Corporate Customer Feedback

The latest quarterly report is published here:

<https://www.bathnes.gov.uk/view-customer-feedback-and-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.

Planning complaints reaching the LGSCO:

| Ombudsman Complaints | Jan – Mar 25 | Apr – Jun 25 | Jul – Sep 25 | Oct – Dec 25 |
|---|-------------------------|-------------------------|-------------------------|-------------------------|
| Investigated: Upheld | 0 | 0 | 0 | 0 |
| Investigated: Not upheld | 0 | 0 | 0 | 1 |
| Cases closed after initial inquiries (rejected by LGO with no action or out of their jurisdiction) | 0 | 1 | 0 | 1 |
| Premature Complaint (referred back to Council) | 0 | 0 | 0 | 0 |

Highlights:

- One not upheld complaint.

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://www.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 (2025/26) | £1,472,514.51 |
| CIL sums overview – Potential Liability amount (April 2015 to date) | £26,441,815.76 |
| CIL sums overview – Paid (April 2015 to date) | £32,975,138.76 |

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.*

| | Jan – Mar 2025 | Apr – Jun 2025 | Jul – Sep 2025 | Oct – Dec 2025 |
|--------------------------------------|---------------------------|---------------------------|---------------------------|---------------------------|
| Chair referral delegated | 14 | 5 | 16 | 10 |
| Chair referral to Planning Committee | 7 | 7 | 9 | 6 |

12 – 5 Year Housing Land Supply

5 year housing land supply

| | | | | |
|---|---|--|-------|------------------------------|
| A | Calculation | | | |
| B | 5 year supply requirement (1489x5) | | 7,445 | |
| C | Deliverable supply | | 3,908 | |
| | | | | Supply as a % of requirement |
| D | 5 year requirement + backlog/surplus +5% buffer | | 7,817 | Supply in years |
| | | | | 50% |
| | | | | 2.50 |

The monitoring reports are also published on our website: <https://www.bathnes.gov.uk/policy-and-documents-library/annual-monitoring-reports>

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 gov.uk 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 | |