

Bath & North East Somerset Council

MEETING: Planning Committee

MEETING DATE: 13 May 2026

AGENDA
ITEM
NUMBER **9**

TITLE: Quarterly Performance Report covering period 1 Jan – 31 Mar 2026

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.

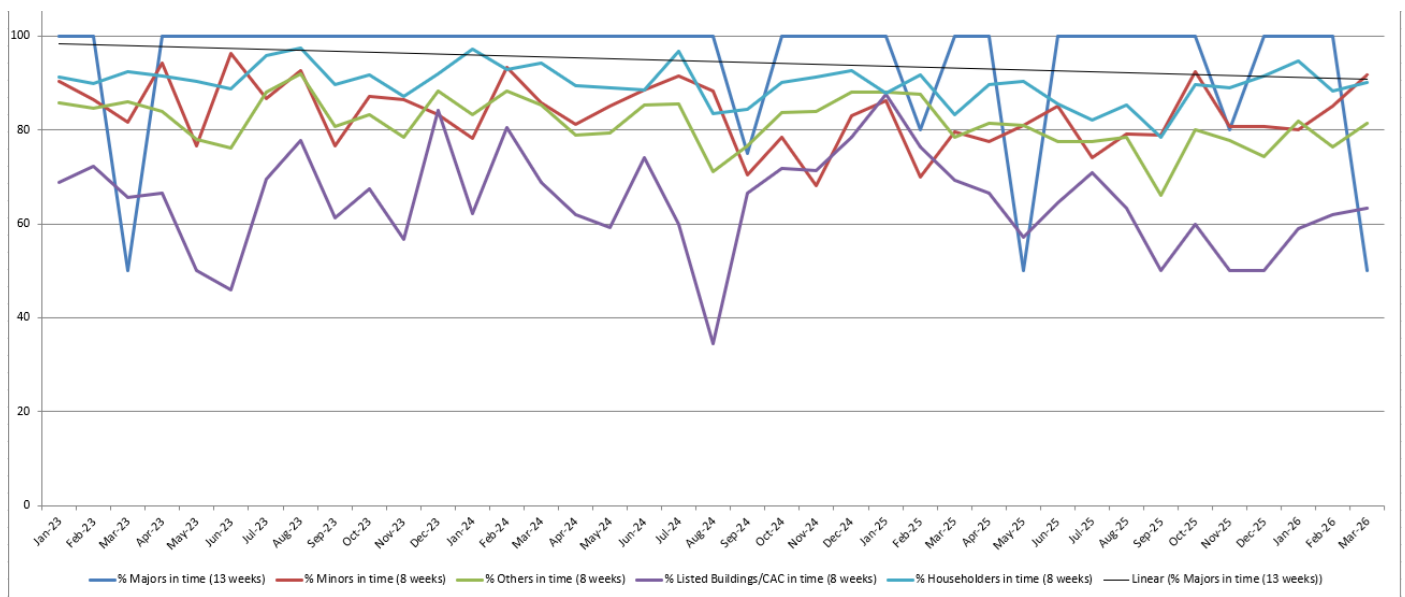
2 RECOMMENDATION

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 | 2024-2025 | | | | 2025-2026 | | | |
|------------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 |
| % Majors in time | (12/12) 100% | (6/7) 86% | (4/4) 100% | (8/9) 89% | (7/8) 88% | (8/8) 100% | (7/8) 88% | (5/6) 83% |
| % Minors in time | (83/98) 85% | (86/103) 83% | (102/133) 77% | (70/88) 80% | (95/117) 81% | (86/112) 77% | (70/83) 84% | (85/98) 87% |
| % Others in time | (281/348) 81% | (284/363) 78% | (283/332) 85% | (255/301) 85% | (338/423) 80% | (273/368) 74% | (241/310) 78% | (221/276) 80% |

Highlights:

- All three categories have been above target consistently every quarter for over 9 years (Majors target 60%, Non-majors target 70%).
- Performance is just a little below the last published England average of 91% for Majors, and slightly below the average of 91% for Non-majors (year ending Dec 2025) but both still comfortably 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. | 2024-2025 | | | | 2025-2026 | | | |
|---------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 |
| Received | 615 | 495 | 514 | 613 | 565 | 508 | 480 | 569 |
| Withdrawn | 38 | 56 | 51 | 41 | 34 | 39 | 23 | 37 |
| Delegated no. and % | 446 (97%) | 457 (97%) | 445 (95%) | 377 (95%) | 531 (96%) | 469 (96%) | 383 (96%) | 369 (97%) |
| Refused no. and % | 15 (3%) | 38 (8%) | 34 (7%) | 26 (7%) | 16 (3%) | 29 (6%) | 25 (6%) | 26 (7%) |

Highlights:

- 6% decrease in planning application numbers compared to the previous 12 months – the last published national trend figure was a 2% decrease (year ending Dec 2025).
- 7% 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 Dec 2025).
- Percentage of refusals on planning applications remains very low compared to the last published England average of 13% (year ending Dec 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 | 2024-2025 | | | | 2025-2026 | | | |
|--|-----------|----|----|----|-----------|----|----|----|
| | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 |
| Decisions on Major residential applications (10 or more dwellings) | 8 | 2 | 2 | 5 | 2 | 2 | 1 | 2 |
| Major residential | 6 | 1 | 2 | 5 | 2 | 2 | 1 | 1 |

| | | | | | | | | |
|---|-----|----|-----|-----|-----|-----|-----|-----|
| decisions granted | | | | | | | | |
| Number of dwellings applied for on Major schemes | 16 | 0 | 320 | 10 | 0 | 260 | 207 | 359 |
| Number of dwelling units permitted on schemes (net) | 228 | 99 | 699 | 403 | 134 | 75 | 464 | 43 |

Highlights:

- There was two major residential planning decisions last quarter and one was granted.

4 - Planning Appeals

| | Apr – Jun 2025 | Jul – Sep 2025 | Oct – Dec 2025 | Jan – Mar 2026 |
|-------------------|----------------|----------------|----------------|----------------|
| Appeals lodged | 16 | 9 | 18 | 24 |
| Appeals decided | 15 | 13 | 15 | 16 |
| Appeals allowed | 2 (13%) | 6 (46%) | 5 (33%) | 3 (19%) |
| Appeals dismissed | 13 (87%) | 7 (54%) | 10 (67%) | 13 (81%) |

Highlights:

- Over the last 12 months performance on Appeals Allowed (27%) is better than the national average of approx. 30%
- Planning Appeal costs awarded against the council in this financial year: None.

5 - Enforcement Investigations

| | Apr – Jun 2025 | Jul – Sep 2025 | Oct – Dec 2025 | Jan – Mar 2026 |
|---------------------------------------|----------------|----------------|----------------|----------------|
| Investigations launched | 100 | 86 | 80 | 73 |
| Investigations in hand | 547 | 564 | 538 | 531 |
| Investigations closed | 71 | 83 | 105 | 76 |
| Enforcement Notices issued | 1 | 1 | 0 | 1 |
| Planning Contravention Notices served | 3 | 4 | 2 | 6 |
| Breach of Condition Notices served | 1 | 0 | 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.

| | Apr – Jun 2025 | Jul – Sep 2025 | Oct – Dec 2025 | Jan – Mar 2026 |
|---------------------|----------------|----------------|----------------|----------------|
| Other types of work | 381 | 395 | 358 | 452 |

7 – Works to Trees

| | Apr – Jun 2025 | Jul – Sep 2025 | Oct – Dec 2025 | Jan – Mar 2026 |
|--|---------------------------|---------------------------|---------------------------|---------------------------|
| Number of applications for works to trees subject to a Tree Preservation Order (TPO) | 17 | 17 | 31 | 19 |
| 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) | 203 | 263 | 269 | 166 |
| Percentage of notifications for works to trees within a Conservation Area (CA) determined within 6 weeks | 99% | 99% | 97% | 96% |

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 | Apr – Jun 25 | Jul – Sep 25 | Oct – Dec 25 | Jan – Mar 26 |
|---|-------------------------|-------------------------|-------------------------|-------------------------|
| Investigated: Upheld | 0 | 0 | 0 | 0 |
| Investigated: Not upheld | 0 | 0 | 1 | 0 |
| Cases closed after initial inquiries (rejected by LGO with no action or out of their jurisdiction) | 1 | 0 | 1 | 0 |
| Premature Complaint (referred back to Council) | 0 | 0 | 0 | 0 |

Highlights:

- There were no upheld complaints over the last year.

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 | |