



REGULATORY SERVICES COMMITTEE

26 April 2018

REPORT

Subject Heading:

Quarterly Planning Performance Update Report.

SLT Lead:

Steve Moore – Director of Neighbourhoods

Report Author and contact details:

Simon Thelwell
Planning Manager – Projects and Regulation
simon.thelwell@havering.gov.uk

Policy context:

The National Planning Policy Framework
National Planning Practice Guidance

Financial summary:

None

The subject matter of this report deals with the following Council Objectives

Communities making Havering	[X]
Places making Havering	[X]
Opportunities making Havering	[X]
Connections making Havering	[X]

SUMMARY

This report produces a summary of performance on planning applications/appeals and planning enforcement for the previous quarter, January to March 2018. Details of any

planning appeal decisions in the quarter where the committee resolved to refuse planning permission contrary to officer recommendation are also given.

RECOMMENDATION

That the report be noted.

REPORT DETAIL

1. Background

- 1.1 One of the recommendations from the recent review of the Regulatory Services Committee carried out by Planning Advisory Service was that Members be regular and effectively informed of performance and quality statistics on planning applications.
- 1.2 The Government has set performance targets for Local Planning Authorities, both in terms of speed of decision and quality of decision. Failure to meet the targets set could result in the Council being designated with applicants for planning permission being able to choose not to use the Council for determining the application.
- 1.3 The intention is to provide a quarterly report summarising the current performance in regard to designation measures, including details of any appeal decisions where the committee has decided to refuse planning permission contrary to officer recommendation. A summary of planning enforcement performance is also provided for information.

2. Quality of Planning Decisions

- 2.1 Designation Round 1 applied to all planning applications decided between 1 April 2015 and 31 March 2017 and subsequent appeals decided up to 31 December 2017. Quality performance with regard to Major (10 or more residential units proposed or 1000+ sq m new floorspace or site area greater than 0.5 hectares), County Matter (proposals involving minerals extraction or waste development) and Non-Major applications were assessed separately. If more than 10% of the total decisions in each category over the period were allowed on appeal, the threshold for designation would be exceeded. The final figures were:
- 2.2 Major Applications:

Total number of planning decisions over period: 65
Number of appeals allowed: 6 (of which 5 were committee decisions to refuse contrary to officer recommendation)
% of appeals allowed: 9.2%

County Matter Applications:

Total number of planning decisions over period: 21
Number of appeals allowed: 2 (of which 2 were committee decisions to refuse contrary to officer recommendation)
% of appeals allowed: 9.5%

Non-Major Applications:

Total number of planning decisions over period: 3419
Number of appeals allowed: 52
% of appeals allowed: 1.5%

Therefore, Havering will not be designated for quality of decisions over the period, although the figures ran very close to the designation threshold and one additional adverse appeal decision in either category would have led to the 10% being exceeded.

2.3 Future rounds:

There has been no announcement on what period would be assessed for future designation rounds. Working on the basis that designation would be announced every year, the next period would be decisions between 1 April 2016 and 31 March 2018, with subsequent appeal decisions to December 2018. The current figures are:

Major Applications:

Total number of planning decisions over period: 53
Number of appeals allowed: 3 (of which 3 were committee decisions to refuse contrary to officer recommendation)
% of appeals allowed: 5.7%
Appeals still to be determined: 2
Refusals which could still be appealed: 3

County Matter Applications:

Total number of planning decisions over period: 16
Number of appeals allowed: 0
% of appeals allowed: 0%
Appeals still to be determined: 0

Non-Major Applications:

Total number of planning decisions over period: 3577

Number of appeals allowed: 69 (to date)

% of appeals allowed: 1.9%

2.4 Due to the low number of decisions that we take that are majors or county matters, any adverse appeal decision can have a significant effect on the figure. The majors category looks to be at risk at this time – there are possibly 5 more appeal decisions to come and if 3 of those were to be allowed between now and December, the designation threshold of 10% would be exceeded.

2.5 As part of the quarterly monitoring, it is considered useful to provide details of the performance of appeals generally and summarise any appeal decisions received where the Committee resolved to refuse planning permission contrary to officer recommendation.

Appeal Decisions Jan-Mar 2018

Total Number of Appeal Decisions - 26
Appeals Allowed - 11
Appeals Dismissed - 15
% Appeals Allowed - 42%

Appeal Decisions where Committee Decision Contrary to Officer Recommendation

Total Number of Appeal Decisions - 1 (details below)
Appeals Allowed - 1
Appeals Dismissed - 0
% Appeals Allowed - 100%

**Appeal Decisions Jan-Mar 2018
 Decision by Committee Contrary to Officer Recommendation**

Date of Committee	Application Details	Summary Reason for Refusal	Appeal Decision	Summary of Inspectors Findings
11/05/17	P1753.16 Pinewood Poultry Farm, 1 Pinewood Road, Havering-Atte-Bower Demolition of existing buildings and redevelopment to provide 5 detached houses.	Inappropriate development, harmful to the Green Belt.	Appeal Allowed	The proposed buildings would be similar height to existing and although larger footprint, there would be less buildings overall. There would be no greater impact on openness of the Green Belt and development would not be inappropriate.

Appeal Decisions Apr 2017-Mar 2018

Total Number of Appeal Decisions -	118
Appeals Allowed -	31
Appeals Dismissed -	87
% Appeals Allowed -	26%

Appeal Decisions where Committee Decision Contrary to Officer Recommendation

Total Number of Appeal Decisions -	24
Appeals Allowed -	11
Appeals Dismissed -	13
% Appeals Allowed -	46%

3. Speed of Planning Decisions

3.1 Designation Round 1 applied to all planning applications decided between 1 October 2015 and 30 September 2017. Speed of decision was to apply to all major and non-major development applications, with the threshold for designation set as follows:

Speed of Major Development (and County Matters) – 60% of decisions within timescale (13 or 16 weeks or such longer time agreed with the applicant)

Speed of Non-Major Development - 70% of decisions within timescale (8 weeks or such longer time agreed with the applicant)

3.2 For the designation period, Havering achieved the following performance:

Major Development – 85.5% in time

County Matter – 95% in time

Non-Major Decisions – 92.5% in time

3.3 As for the quality performance measure, there has been no announcement on future designation round for speed of decision, so it is considered that a rolling two year figure is monitored for the purposes of this report. To end March 2018, the following performance has been achieved:

Major Development – 85.2% in time

County Matter – 94.1% in time

Non-Major Decisions - 92.2% in time

4.0 Planning Enforcement

4.1 There are no designation criteria for planning enforcement. For the purposes of this report, it is considered useful to summarise the enforcement activity in the preceding quarter. This information is provided below:

Jan – Mar 2018	
Number of Enforcement Complaints Received:	147
Number of Enforcement Complaints Closed:	209
Number of Enforcement Notices Issued:	9
Enforcement Notices Issued in Quarter	
Address	Subject of Notice
Lakeview Caravan Park, Cummings Hall Lane, Noak Hill	Unauthorised change of use of undeveloped area of caravan park. Stop Notice also served
66 Hillcrest Road, Hornchurch	Unauthorised decking and fences
30 Berwick Road, Rainham	Unauthorised structures in front garden
37 Rosewood Avenue, Hornchurch	Unauthorised conversion to 2 flats
110 Hillview Avenue, Hornchurch	1) Unauthorised conservatory 2) Unauthorised dormers
110 Lower Bedfords Road, Romford	Unauthorised front/side boundary walls/gates, unauthorised storage container
41 Deyncourt Gardens, Upminster	Roof not in accordance with planning permission
96 Dagenham Road, Romford	Breach of Condition – creation of balcony

IMPLICATIONS AND RISKS

Financial implications and risks: None

Legal implications and risks: Legal resources are sometimes required in defending appeals, particularly where there is a Public Inquiry or Hearing.

Human Resources implications and risks: None

Equalities implications and risks: None

BACKGROUND PAPERS

MHCLG Statistics
Appeal Decisions
Register of Enforcement Notices