



Subject: Quarterly Planning Performance Update Report.

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1 BACKGROUND

- 1.1 This quarterly report produces a summary of performance on planning applications/appeals and planning enforcement for the previous quarter, April to June 2018.
- 1.2 Details of any planning appeal decisions in the quarter where the committee resolved to refuse planning permission contrary to officer recommendation are also given.
- 1.3 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

2 RECOMMENDATION

That the report be noted.

3 QUALITY OF PLANNING DECISIONS

- 3.1 In accordance with the published government standards, 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 are 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.

- 3.2 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: 1
Refusals which could still be appealed: 1

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: 53 (to date)
% of appeals allowed: 1.5%

- 3.3 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. However, for the current monitoring period, the majors category is not considered at risk in respect of the designation threshold of 10% as only a maximum of two more appeal results are expected.
- 3.4 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 either the Regulatory Services Committee/Strategic Planning Committee/Planning Committee resolved to refuse planning permission contrary to officer recommendation.

Appeal Decisions Apr-Jun 2018

Total Number of Appeal Decisions - 17
Appeals Allowed - 5
Appeals Dismissed - 12
% Appeals Allowed - 29%

Appeal Decisions where Committee Decision Contrary to Officer Recommendation

Total Number of Appeal Decisions - 4 (details below)
Appeals Allowed - 2
Appeals Dismissed - 2
% Appeals Allowed - 50%

Appeal Decisions Apr-Jun 2018 Decision by Committee Contrary to Officer Recommendation				
Date of Committee	Application Details	Summary Reason for Refusal	Appeal Decision	Summary of Inspectors Findings
13/07/17 (Reg Services)	P1812.16 226-232 Main Road, Romford	Inappropriate design in conservation area	Appeal Dismissed	The scale, height, position and design of the proposal would be substantially detrimental to the historic and architectural significance of the heritage asset. Even taking into account the detracting effect of the existing building, considered overall, the proposal would not preserve or enhance the character and appearance of the Conservation Area.

03/08/17 (Reg Services)	P0732.17 Rodwell House, 199-209 Hornchurch Road, Hornchurch Change of use of first floor of building from Class B1 (business) to create a gym falling within Class D2	1) Insufficient off street parking resulting in inconvenience to existing residents/occu piers in area 2) Increased congestion and danger to pedestrians	Appeal Allowed	Sufficient spaces in the area exist and no evidence of any harm that could be caused. No harm to living conditions giving existing use of building.
21/09/17 (Reg Services)	P0965.17 Rear of 7 Hamlet Close, Dekker Close, Romford Erection of 1 bed detached bungalow	Overdevelopm ent of the site served by inadequate access	Appeal Allowed	Similar proposal to existing bungalows and not appear as overdevelopment. Very little increase in traffic would result and Hamlet Close itself lightly traffic such that conflict would be infrequent.
16/11/17 (Reg Services)	P1390.17 89 Main Road, Romford Change of use from A1 retail to beauty salon	Unacceptable concentration of non-retail uses harming vitality and viability of centre	Appeal Dismissed	Excessive number of non-retail results and no evidence that site has been marketed – the impact on the shopping area is unacceptable.
Appeal Decisions Apr 2018-Mar 2019				
As above(1 st quarter)				

4 SPEED OF PLANNING DECISIONS

- 4.1 In accordance with the published government standards, speed of decision applies 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)

- 4.2 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 two year figure (beginning April 2017) is monitored for the purposes of this report. For the period April 2017 to end June 2018, the following performance has been achieved:

Major Development – 90% in time

County Matter – 100% in time

Non-Major Decisions - 91% in time

5 PLANNING ENFORCEMENT

- 5.1 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:

Apr – Jun 2018	
Number of Enforcement Complaints Received: 232	
Number of Enforcement Complaints Closed: 228	
Number of Enforcement Notices Issued: 4	
Enforcement Notices Issued in Quarter	
Address	Subject of Notice
17 Simms Close, Romford	Change of use of annexe to a separate dwelling
East Hall Farm, Rainham	Unauthorised car sales and repairs
18 Sylvan Avenue, Hornchurch	Unauthorised front boundary wall/railings
Bitter End, 15 High Street, Romford	Amenity Notice relating to appearance of front elevation.