



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, July to September 2018.
- 1.2 Details of any planning appeal decisions in the quarter where 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. Due to the fact that 10% of the number of non-major decisions made exceeds the total number of appeals,

there is no chance of designation so the performance against the non-major target will not be published in this report, although it will still be monitored by officers.

- 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: 0

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

- 3.3 As there has been no announcement on designation period, it is considered that monitoring of a designation period of decisions between 1 April 2017 and 31 March 2019, with subsequent appeal decisions to December 2019, should also be monitored and reported. The current figures are:

Major Applications:

Total number of planning decisions over period (to date): 39

Number of appeals allowed: 1 (of which 1 was a committee decision to refuse contrary to officer recommendation)

% of appeals allowed: 2.6%

Appeals still to be determined: 1

Refusals which could still be appealed: 1

County Matter Applications:

Total number of planning decisions over period (to date): 8

Number of appeals allowed: 0

% of appeals allowed: 0%

Appeals still to be determined: 0

- 3.4 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. However, for the April 2016-March 2018 monitoring period, the majors category is not considered at risk in respect of the designation threshold of 10% as only a maximum of one more appeal result is expected. For the April 2017-March 2019 monitoring period, this will have to continue to be monitored carefully as further appeals allowed could bring the figure closer to 10%.
- 3.5 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 either the Regulatory Services Committee/Strategic Planning Committee/Planning Committee resolved to refuse planning permission contrary to officer recommendation.

Appeal Decisions Jul-Sep 2018

Total Number of Appeal Decisions - 31
Appeals Allowed - 12
Appeals Dismissed - 19
% Appeals Allowed - 39%

Appeal Decisions where Committee Decision Contrary to Officer Recommendation

Total Number of Appeal Decisions - 2 (details below)
Appeals Allowed - 2
Appeals Dismissed - 0
% Appeals Allowed - 100%

Appeal Decisions Jul-Sep 2018				
Decision by Committee Contrary to Officer Recommendation				
Date of Committee	Application Details	Summary Reason for Refusal	Appeal Decision	Summary of Inspectors Findings
24/08/17 (Reg Services)	P1673.16 13 Burntwood Avenue, Hornchurch Demolition of existing care home and the erection of 5 dwellings and an access road (Outline Application)	Design out of keeping with spacious character of Emerson Park	Appeal Allowed	The site is notably larger than others in the area and resultant plot sizes would be similar to those nearby. The spacious character of the area would be retained.

22/02/18 (Reg Services)	P1620.17 15 Deri Avenue, Rainham Variation of Condition 3 of P1093.16 to allow use of the "annexe" at the rear of the premises as sleeping accommodation (two bedroom) ancillary to the main C2 use.	Due to isolation from main house, increased unsupervised use of outbuilding leading to unacceptable levels of noise and disturbance.	Appeal Allowed	Small number of occupiers unlikely to generate levels of activity and noise which would exceed a large family house.
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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 September 2018, the following performance has been achieved:

Major Development – 92% in time

County Matter – 100% in time

Non-Major Decisions - 89% 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:

Jul – Sep 2018	
Number of Enforcement Complaints Received: 213	
Number of Enforcement Complaints Closed: 221	
Number of Enforcement Notices Issued: 25	
Enforcement Notices Issued in Quarter	
Address	Subject of Notice
9 Billet Lane, Hornchurch	Wooden enclosure to front elevation
41 Fairholme Avenue, Romford	Unauthorised front boundary wall
73 Wingletye Lane, Hornchurch	Change of use to beauty salon
58 Courtenay Gardens, Upminster	Unauthorised front boundary wall
179 New Road, Rainham	i) Breaking and storage of motor vehicles and motor vehicle parts ii) Place of worship
177 St Mary's Lane, Upminster	Rear extension
19 Cross Road, Romford	Enlargement to front dormer window
8 Oxford Road, Hornchurch	Rear building used for residential accommodation
The Chase/St Mary's Lane, Upminster (4 properties)	i) Breach of conditioner landscaping ii) Change of use of land to residential
35 Clifton Road, Hornchurch	Unauthorised front boundary wall
49-51 Gaynes Park Road, Upminster	Metal storage containers
79A Collier Row Road, Romford	Use of garage as dwelling
134 Belgrave Avenue, Romford	Unauthorised front boundary wall/gates
76-78 North Street, Romford	Storage container
15 High Street, Romford	Fencing, gates and hoardings to rear
33 Cranston Park Avenue, Upminster	Burning of waste in contravention of planning condition
139 Park Lane, Hornchurch	Commercial vehicle storage and unauthorised fencing