



**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, October to December 2019.
- 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 stated 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there is no chance of designation so the performance against the non-major target will not be published in this report, although it will still be monitored by officers.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 On 29 November 2018, MHCLG announced that there would be two periods assessed for purposes of designation:

- decisions between 1 April 2016 and 31 March 2018, with subsequent appeal decisions to December 2018

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- 3.3 With regard to the first period, the time for appeal decisions has passed, so for Major applications the final % of appeals allowed was 5.7% (3 appeals allowed out of 53 total decisions). For County Matter applications, there were no appeals. Therefore the Council is not at risk of designation for this period.

- 3.4 With regard to the period of decisions between 1 April 2017 and 31 March 2019, with subsequent appeal decisions to December 2019, the current figures are:

Major Applications:

Total number of planning decisions over period (to date): 50

Number of appeals allowed: 3 (of which 1 was a committee decision to refuse contrary to officer recommendation)

% of appeals allowed: 6%

Appeals still to be determined: 2

Refusals which could still be appealed: 2

County Matter Applications:

Total number of planning decisions over period (to date): 9

Number of appeals allowed: 0

% of appeals allowed: 0%

Appeals still to be determined: 0

- 3.5 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. For the April 2017-March 2019 monitoring period, this will have to continue to be monitored carefully as three further appeals allowed would likely bring the figure above 10%. Consequently, it is considered that at this time there is a high risk of designation. The figure will continue to be carefully monitored.

- 3.6 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. This is provided in the table below.

<b>Appeal Decisions Oct-Dec 2018</b>				
<b>Total Number of Appeal Decisions - 17</b> <b>Appeals Allowed - 5</b> <b>Appeals Dismissed - 12</b> <b>% Appeals Allowed - 29%</b>				
<b>Appeal Decisions where Committee Decision Contrary to Officer Recommendation</b>				
<b>Total Number of Appeal Decisions - 1 (details below)</b> <b>Appeals Allowed - 0</b> <b>Appeals Dismissed - 1</b> <b>% Appeals Allowed - 0%</b>				
<b>Appeal Decisions Oct-Dec 2018</b> <b>Decision by Committee Contrary to Officer Recommendation</b>				
Date of Committee	Application Details	Summary Reason for Refusal	Appeal Decision	Summary of Inspectors Findings
22/02/18 (Reg Services)	P2032.17  167 Brentwood Road, Romford  Internal refurbishment and modernisation of the property, including the addition of two en-suite bathrooms, to convert the property from a single dwelling (C3) to a 5 (five) room HMO dwelling (C4).	Intensification of occupation causing harm through noise and general activity.	Appeal Dismissed	HMO would increase the density of occupation with different lifestyle. The area is characterised by single family dwellings and the proposal would be harmful to that character and adverse impacts in terms of noise.

## 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 On 29 November 2018 MHCLG announced that there would be two periods assessed for the purposes of designation:

- Decisions made between October 2016 and September 2018
- Decisions made between October 2017 and September 2019

- 4.3 For the period October 2016 to September 2018, the following performance has been achieved:

Major Development – 91% in time

County Matter – 100% in time

Non-Major Decisions - 91% in time

- 4.4 Due to the performance outlined above, there is no risk of designation against the stated thresholds for that period.

- 4.5 For the period October 2017 to September 2019, the following performance (to the end of December 2018 – 3 quarters to run) has been achieved:

Major Development – 93% in time

County Matter – 100% in time

Non-Major Decisions - 89% in time

- 4.6 Based on the above performance, it is considered unlikely that the Council is at risk of designation due to speed of decision, but the figure will continue to be monitored.

## **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:

Oct – Dec 2018	
Number of Enforcement Complaints Received: 190	
Number of Enforcement Complaints Closed: 201	
Number of Enforcement Notices Issued: 11	
Enforcement Notices Issued in Quarter	
Address	Subject of Notice
39 Gordon Avenue, Upminster	Unauthorised extension
53 Ernest Road, Hornchurch	Change of use of outbuilding to separate dwelling
64 Egbert Road, Hornchurch	Conversion of garage, contrary to planning condition
Land Rear of 19 Mildmay Road, Romford	Change of use of outbuilding to a dwelling
203/203A Crow Lane, Romford	Breach of Condition Notice – failure to provide car and cycle parking
10 Tees Drive, Romford	Unauthorised front boundary wall/gates
173 Straight Road, Romford	Commercial storage and unauthorised buildings/structures.
245a Mawney Road, Romford	Unauthorised front boundary railings/gate
15 South Street, Romford	Use of first floor as an HMO
51 High Street, Hornchurch	Enclosure to front
Rear of 117 Victoria Road, Romford	Conversion of building to residential