



**Subject:** Quarterly Planning Performance Update Report.

**Report Author:** Simon Thelwell, Planning Manager,  
Projects and Regulation

---

## 1 BACKGROUND

- 1.1 This quarterly report produces a summary of performance on planning applications/appeals and planning enforcement for the previous quarter, January to March 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there is no chance of designation so the performance against the non-major target will not be published in this report, although it will still be monitored by officers.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

- decisions between 1 April 2017 and 31 March 2019, with subsequent appeal decisions to December 2019.

- 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: 60

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

% of appeals allowed: 5%

Appeals still to be determined: 1

Refusals which could still be appealed: 0

County Matter Applications:

Total number of planning decisions over period: 9

Number of appeals allowed: 0

% of appeals allowed: 0%

Appeals still to be determined: 0

- 3.5 For the April 2017-March 2019 monitoring period, as there is a maximum of 1 further appeal which could be allowed, the final figure would not increase above 10%. Therefore the Council is not at risk of designation for this period.

- 3.6 Although there has been no confirmation from MHCLG, it is reasonable to assume that the designation criteria will continue for the next two year rolling period which would cover all decisions for the period April 2018 to March 2020. The current figures for this are:

Total number of planning decisions over period (to date): 38

Number of appeals allowed: 1

% of appeals allowed: 2.6%  
 Appeals still to be determined: 1  
 Refusals which could still be appealed: 0

County Matter Applications:

Total number of planning decisions over period (to date): 6  
 Number of appeals allowed: 0  
 % of appeals allowed: 0%  
 Appeals still to be determined: 0

- 3.7 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. Consequently, it is considered that at this time there is a risk of designation. The figure will continue to be carefully monitored.
- 3.8 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 Jan-Mar 2019</b>				
<b>Total Number of Appeal Decisions - 17</b> <b>Appeals Allowed - 6</b> <b>Appeals Dismissed - 11</b> <b>% Appeals Allowed - 35%</b>				
<b>Appeal Decisions where Committee Decision Contrary to Officer Recommendation</b>				
<b>Total Number of Appeal Decisions - 2 (details below)</b> <b>Appeals Allowed - 2</b> <b>Appeals Dismissed - 0</b> <b>% Appeals Allowed - 100%</b>				
Appeal Decisions Jan-Mar 2019 Decision by Committee Contrary to Officer Recommendation				
Date of Committee	Application Details	Summary Reason for Refusal	Appeal Decision	Summary of Inspectors Findings

Regulatory Services Committee 29 Jun 17	P0433.17 36 Collier Row Road, Romford Redevelopment of garages to provide 5 houses	Inadequate access to the site causing vehicle/ pedestrian conflict	Appeal allowed	The volume of trips from the development would not be significant and there is adequate width to reduce conflict.
Regulatory Services Committee 21 Dec 17	P1731.17 St Cedd Hall, Sims Close, Romford Roof above decking area and wooden link to outbuilding	Over-development and loss of openness	Appeal allowed	The additions make very little difference to the visual impact of the structure nor to the amount of open space.

#### 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 March 2019 – 2 quarters to run) has been achieved:

Major Development – 91% in time

County Matter – 100% in time

Non-Major Decisions - 90% 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:

Jan – Mar 2019	
Number of Enforcement Complaints Received: 206	
Number of Enforcement Complaints Closed: 211	
Number of Enforcement Notices Issued: 15	
Enforcement Notices Issued in Quarter	
Address	Subject of Notice
1 Risebridge Road, Romford	Unauthorised hardstanding to front
107 and 107a Dagenham Road, Romford	Unauthorised use of garden for storage of vehicles and building materials
50 Spencer Road, Rainham	Unauthorised side and rear extensions
14 Mount Avenue, Romford	Unauthorised outbuilding used for business use
176 Mawney Road, Romford	Unauthorised use of storeroom and outbuilding for residential accommodation
191 Northumberland Avenue, Hornchurch	Unauthorised front, rear and side extensions
290 North Street, Romford	Unauthorised building and use as a shisha lounge
5 Newmarket Way, Hornchurch	Unauthorised front porch
1-3 Wennington Road, Rainham	Unauthorised external ventilation and extraction system
31 The Mall, Hornchurch	Unauthorised hardstanding to front
1 Show House, Main Road, Romford	Unauthorised use for storage and sale of cars

30 Berwick Road, Rainham	Unauthorised canopies, enclosures and shed to front of property
83 Abbs Cross Lane, Hornchurch	Unauthorised front boundary
74 Parkstone Avenue, Hornchurch	2 x notices Unauthorised residential use of outbuilding Unauthorised rear extension