



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 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target will not be published in this report, although it will still be monitored by officers.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 As previously reported in regard to the first period, the final % figure of appeals allowed was 5.7% for major applications with no County Matter application 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 figure remains at 5% appeals allowed for major applications with only 1 appeal decision awaited and no County Matter appeals. Therefore the Council is not at risk of designation for this period.

- 3.5 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): 44

Number of appeals allowed: 1

% of appeals allowed: 2.3%

Appeals still to be determined: 1

Refusals which could still be appealed: 2

County Matter Applications:

Total number of planning decisions over period (to date): 7

Number of appeals allowed: 0

% of appeals allowed: 0%

Appeals still to be determined: 0

- 3.6 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.

- 3.7 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.

Appeal Decisions Apr-Jun 2019				
Total Number of Appeal Decisions - 36 Appeals Allowed - 11 Appeals Dismissed - 25 % Appeals Allowed - 31%				
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 2019				
Decision by Committee Contrary to Officer Recommendation				
Date of Committee	Application Details	Summary Reason for Refusal	Appeal Decision	Summary of Inspectors Findings
Planning Committee 25 Oct 18	P1015.18 63 Crystal Avenue, Hornchurch Proposed annexe at rear of garden to provide ancillary accommodation.	Incongruous and visually intrusive in rear garden. Intensification of use causing noise and disturbance.	Appeal allowed	Proposal similar to other outbuildings in area and would not be dominant or visually intrusive. Residential movements between the house and building are not likely to be disturbing. A condition requiring a higher boundary treatment will protect privacy.

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, performance was above the stated thresholds and there is no risk of designation.

4.4 For the period October 2017 to September 2019, the following performance (to the end of June 2019 – 1 quarter to run) has been achieved:

Major Development – 88% in time

County Matter – 100% in time

Non-Major Decisions - 90% in time

4.5 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:

Apr – Jun 2019	
Number of Enforcement Complaints Received: 208	
Number of Enforcement Complaints Closed: 176	
Number of Enforcement Notices Issued: 13	
Enforcement Notices Issued in Quarter	
Address	Subject of Notice
110 Lower Bedfords Road, Romford	2 x haulage containers and unauthorised boundary fence, walls and gates.
178 Crow Lane, Romford	Use of part of car park for cooking and sale food and drink.
20 Nevis Close, Romford	Unauthorised side extension
106 Whitchurch Road, Romford	Rear dormer not in accordance with planning permission.

Grass Verge, Hacton Lane	Unauthorised telecommunications mast and associated equipment
Land to south of New Road	Unauthorised residential use
40 Palm Road, Romford	Unauthorised roof extension
Harefield House, The Chase, Upminster	Breach of condition re landscaping
Harefield House, The Chase, Upminster	Unauthorised change of use of residential and outbuilding.
39 Rainham Road, Rainham	Unauthorised residential use of outbuilding
5 Curtis Road, Hornchurch	Unauthorised side/rear extension with balcony.
Railway Sidings, Ockendon Road, Upminster	Breach of condition re occupiers, number of mobile homes.
Land to east of Tye Farm, St Mary's Lane, Upminster	Unauthorised storage