



Subject: Quarterly Planning Performance Update Report

Report Author: Simon Thelwell, Head of Strategic Development

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 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there is no chance of designation so the performance against the non-major target will not be published in this report, although it will still be monitored by officers.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 The first period (2016-18) has passed with the Council 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, all outstanding appeals have been determined, with the final figure at 6.7% appeals allowed for major applications and 0% for county matter applications. 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): 55

Number of appeals allowed: 2

% of appeals allowed: 3.6%

Appeals still to be determined: 0

Refusals which could still be appealed: 3

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 Jul-Sep 2019				
Total Number of Appeal Decisions - 34				
Appeals Allowed - 11				
Appeals Dismissed - 23				
% Appeals Allowed - 32%				
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 Jul-Sep 2019 Decision by Committee Contrary to Officer Recommendation				
Date of Committee	Application Details	Summary Reason for Refusal	Appeal Decision	Summary of Inspectors Findings
Strategic Planning Committee 11 Oct 18	P0048.18 112-116 South Street, Romford	Failure to integrate with non-designated heritage asset. Due to height and lack of tall buildings nearby, would fail to respect the character of the town centre	Appeal allowed	The proposal would have less than substantial harm on the non-designated asset. However the design is of good quality and the provision of suitable town centre facility outweighs the harm. This part of the town centre is varied and a taller building would not look out of character.

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 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, the Council is not at risk of designation due to speed of decision. The figure for future periods 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:

Jul – Sep 2019	
Number of Enforcement Complaints Received: 282	
Number of Enforcement Complaints Closed: 196	
Number of Enforcement Notices Issued: 13	
Enforcement Notices Issued in Quarter	
Address	Subject of Notice
42 Dymoke Road, Hornchurch	Unauthorised use for vehicle servicing and repairs
Sunnyside Farm, Risebridge Chase, Romford	Change of use of barn to dwelling.
11 Nelmes Way, Hornchurch	Unauthorised fence

Land North of Willoughby Drive, Rainham	Unauthorised use for waste transfer, unauthorised hardstanding.
Rear of 206 Victoria Road, Romford	Unauthorised canopy and car repairs.
1A Chase Cross Road, Romford	Unauthorised change of use to residential
Tara, Southend Arterial Road, Romford	Breach of conditions re parking, amenity space and landscaping.