



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 2020.
- 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there is no chance of designation so the performance against the non-major target will not be published in this report, although it will still be monitored by officers.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 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, the period has passed 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): 58

Number of appeals allowed: 2

% of appeals allowed: 3.4%

Appeals still to be determined: 2

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: 1

- 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 Oct-Dec 2019				
Total Number of Appeal Decisions - 28				
Appeals Allowed - 3				
Appeals Dismissed - 25				
% Appeals Allowed - 10.7%				
Appeal Decisions where Committee Decision Contrary to Officer Recommendation				
Total Number of Appeal Decisions - 0				
Appeals Allowed - 0				
Appeals Dismissed - 0				
% Appeals Allowed - N/A				
Appeal Decisions Oct-Dec 2019				
Decision by Committee Contrary to Officer Recommendation				
Date of Committee	Application Details	Summary Reason for Refusal	Appeal Decision	Summary of Inspectors Findings
N/A	N/A	N/A	N/A	N/A

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 2017 to September 2019, performance was above the stated thresholds and there is no risk of designation.

- 4.4 Although no announcement has been made, it would be reasonable to assume that a further period for assessment would be for decisions made between October 2019 and September 2020. Performance to date on this is as follows:

Major Development – 82% in time

County Matter – 80% in time

Non-Major Decisions - 91% 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:

Oct – Dec 2019	
Number of Enforcement Complaints Received: 187	
Number of Enforcement Complaints Closed: 225	
Number of Enforcement Notices Issued: 8	
Enforcement Notices Issued in Quarter	
Address	Subject of Notice
Land Adjoining 1A Willoughby Drive, Rainham	Unauthorised mobile home
73 Cross Road, Romford	Use of property for vehicle hire
Car Park, Lennards Public House, New Road, Rainham	Commercial yard, storage of materials, residential use and containers
106 Kenilworth Gardens, Hornchurch	Unauthorised rear dormer
18 Ingrebourne Road, Rainham	Unauthorised rear dormer
38 Corbets Tey Road, Upminster	Unauthorised ducting and raised patio
Burns Court, 102 Balgores Lane, Romford	Breach of conditions – no renewable energy details submitted and satellite dish erected
33 Carter Drive, Romford	Unauthorised rear dormer