



Havering
LONDON BOROUGH

**Strategic Planning
Committee
28 January 2020**

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

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1 BACKGROUND

- 1.1 The quarterly reporting of performance to the planning committees has been delayed due to the changes to the committee format. Reporting has resumed and this report produces a summary of performance on planning applications/appeals and planning enforcement for the previous unreported quarters, January to March 2020; April to June 2020 and July to September 2020.
- 1.2 Details of any planning appeal decisions in the quarters 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the total number of appeals, there is no chance of designation so the performance against the non-major target will not be published in this report, although it will still be monitored by officers.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 MHCLG have recently announced the periods of assessment for the purposes of designation. The designation criteria will be for two year rolling periods covering all decisions for the period April 2018 to March 2020 (with appeals to December 2020) as well as the next period which would be April 2019 to March 2021 (with appeals to December 2021).

The figures for April 2018 to March 2020 are:

Total number of planning decisions over period: 66
Number of appeals allowed: 2
% of appeals allowed: 3.0%
Appeals still to be determined: 2
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: 1

The current figures for April 2019 to March 2021 are:

Total number of planning decisions over period (to date): 47
Number of appeals allowed: 0
% of appeals allowed: 0%
Appeals still to be determined: 4
Refusals which could still be appealed: 3

County Matter Applications:

Total number of planning decisions over period (to date): 4
Number of appeals allowed: 0
% of appeals allowed: 0%
Appeals still to be determined: 1

- 3.3 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.

- 3.4 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 Jan-Mar 2020 | | | | |
|-------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Total Number of Appeal Decisions - 32 | | | | |
| Appeals Allowed - 12 | | | | |
| Appeals Dismissed - 20 | | | | |
| % Appeals Allowed - 37.5% | | | | |
| Appeal Decisions where Committee Decision Contrary to Officer Recommendation | | | | |
| Total Number of Appeal Decisions - 1 | | | | |
| Appeals Allowed - 1 | | | | |
| Appeals Dismissed - 0 | | | | |
| % Appeals Allowed - 100% | | | | |
| Appeal Decisions Jan-Mar 2020 Decision by Committee Contrary to Officer Recommendation | | | | |
| Date of Committee | Application Details | Summary Reason for Refusal | Appeal Decision | Summary of Inspectors Findings |
| Planning Committee 11 April 2019 | P1939.18 – Land to rear of 9-11 Elm Road, Romford Redevelopment of site to provided 7 houses | 1) Unsafe pedestrian access leading to conflict. 2) Poor design and site layout resulting in inadequate living conditions for future residents and neighbours | Appeal Allowed | 1) The access is relatively short and given the quiet nature of the road, reversing out if necessary would not be dangerous. Lack of visibility splay is a concern, but the current use would have similar traffic levels so not more dangerous than existing. 2) Reasonable outlook and distances between buildings mean that the proposal is of adequate quality |

Appeal Decisions Apr-Jun 2020

Total Number of Appeal Decisions - 14
Appeals Allowed - 4
Appeals Dismissed - 10
% Appeals Allowed - 28.6%

Appeal Decisions where Committee Decision Contrary to Officer Recommendation

Total Number of Appeal Decisions - 2
Appeals Allowed - 0
Appeals Dismissed - 2
% Appeals Allowed - 0%

Appeal Decisions Apr-Jun 2020
 Decision by Committee Contrary to Officer Recommendation

| Date of Committee | Application Details | Summary Reason for Refusal | Appeal Decision | Summary of Inspectors Findings |
|-----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Planning Committee 26 September 2019 | P0729.19 – 148A Chase Cross Road, Romford Vary condition to extend hours of operation (place of worship) | Proposal would result in greater intensity and frequency of use resulting in unacceptable levels of noise, disturbance and light pollution | Appeal Dismissed | Proposal would lead to nearby residents being exposed to noise and disturbance early in the morning and late at night from comings and goings including use of vehicles by those attending. |
| Planning Committee 26 September 2019 | P0967.19 – 4 Carlton Road, Romford Change of use to restaurant (A3) | Increase in comings and goings and lack of nearby parking harmful to residential amenity through noise and disturbance | Appeal Dismissed | The parade and area generally has limited activity in the evening. Particularly due to the evening and late night hours sought, the proposal would result in noise and disturbance from customers congregating and arriving/departing in vehicles. |

Appeal Decisions Jul-Sep 2020

Total Number of Appeal Decisions - 19
Appeals Allowed - 4
Appeals Dismissed - 15
% Appeals Allowed - 21.1%

Appeal Decisions where Committee Decision Contrary to Officer Recommendation

Total Number of Appeal Decisions - 1
Appeals Allowed - 0
Appeals Dismissed - 1
% Appeals Allowed - 0%

Appeal Decisions Jul-Sep 2020 Decision by Committee Contrary to Officer Recommendation

| Date of Committee | Application Details | Summary Reason for Refusal | Appeal Decision | Summary of Inspectors Findings |
|----------------------------------------|----------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Planning Committee 13 February 2020 | P1548.19 – 14 Haynes Road, Hornchurch Redevelopment of site to provide 6 houses | Proposed scale, massing and proximity to boundaries would be out of keeping in area predominantly typified by bungalows, harmful to the character of the area. | Appeal Dismissed | The combined number and scale of dwellings proposed would be out of character of the site and its setting. The development would appear over dominant in relation to the surrounding pattern of spacious bungalow scale in the locality. |

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 In December 2020 MHCLG announced that there would be two periods assessed for the purposes of designation:

- Decisions made between October 2018 and September 2020
- Decisions made between October 2019 and September 2021

4.3 Performance to date on these is as follows:

October 2018 to September 2020

Major Development – 82% in time

County Matter – 71% in time

Non-Major Decisions - 89% in time

October 2019 to September 2021 (to date)

Major Development – 81% in time

County Matter – 50% in time

Non-Major Decisions - 86% in time

4.4 Based on the above performance, the Council is not at risk of designation for the 2 year period that ended in September 2020. The Council is currently at risk of designation due to speed of decision in relation to County Matters in the current period – however this is based on only two decisions with a further year of decisions to be made. 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 relevant quarter. This information is provided below:

| | |
|------------------------------------------------|----------------------------------------------|
| Jan – Mar 2020 | |
| Number of Enforcement Complaints Received: 195 | |
| Number of Enforcement Complaints Closed: 249 | |
| Number of Enforcement Notices Issued: 26 | |
| Enforcement Notices Issued in Quarter | |
| Address | Subject of Notice |
| 15-17 Hainault Road, Romford | Change of use from commercial to residential |

| | |
|-----------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 Writtle Walk, Rainham | Breach of Conditions – Accordance with plans and obscure glazing |
| 479 Rush Green Road, Romford | Change of use to HMO |
| 25 Ramsay Gardens, Romford | Change of use to hostel |
| 84 Highfield Road, Romford | Unauthorised side extension |
| Cynthia, Orange Tree Hill, Havering- atte-Bower | Unauthorised hard surface to front |
| 2a Bower Close, Romford | Conversion to 2 flats |
| 9 Queens Gardens, Rainham | Change of use to HMO |
| 176 Mawney Road, Romford | Unauthorised mechanical flues to flank elevation |
| 85a Shepherds Hill, Romford | Unauthorised outbuilding |
| 14a Lower Mardyke Avenue, Rainham | Change of use to HMO |
| 26 Melton Gardens, Romford | Conversion to 2 flats |
| 60-64 Upminster Road South, Rainham | Breach of Conditions – Provision of parking and cycle spaces. |
| 24 Bell Avenue, Romford | Unauthorised outbuilding |
| 107a Chestnut Avenue, Hornchurch | Unauthorised first floor rear extension |
| 15 Knighton Road, Romford | Conversion to 2 flats |
| 30 The Broadway, Hornchurch | Conversion of basement to 2 flats |
| 220 Elm Park Avenue, Hornchurch | Unauthorised car repairs and storage; boundary treatment and subdivision of garden |
| Land on northwest side of Willoughby Drive, Rainham | Change of use to motor vehicle storage and repairs and storage of containers; unauthorised shed building. |
| Land on south side of Willoughby Drive, Rainham | Change of use to scaffolding yard; unauthorised shed building |
| Land on southeast side of Willoughby Drive, Rainham | Change of use to storage of containers and motor vehicle parts. |
| Maricotts Equestrian Centre, Benskins Lane, Romford (Plot B) | Change of use to parking of vehicles, storage of car parts and storage of portable buildings; unauthorised hardstanding and containers |
| Maricotts Equestrian Centre, Benskins Lane, Romford (Plot C) | Change of use to parking of vehicles, storage of car parts and storage of portable buildings; unauthorised hardstanding and containers |
| Maricotts Equestrian Centre, Benskins Lane, Romford (Plot D) | Change of use to storage of HGVs, storage of machinery, storage of car parts and storage of portable buildings; unauthorised hardstanding and containers |

| | |
|-----------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| Maricotts Equestrian Centre, Benskins Lane, Romford (Plot E) | Change of use to storage of HGVs and storage of machinery; unauthorised hardstanding and containers |
| 117 Stanley Road, Hornchurch | Unauthorised front dormer windows |

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|--------------------------------------------------|-------------------------------------------------------------------------------------------------|
| Apr – Jun 2020 | |
| Number of Enforcement Complaints Received: 193 | |
| Number of Enforcement Complaints Closed: 160 | |
| Number of Enforcement Notices Issued: 4 | |
| Enforcement Notices Issued in Quarter | |
| Address | Subject of Notice |
| Romford Halal Meat Co, Folkes Lane, Upminster | Change of use to residential through siting 8 x mobile homes on land |
| 2 Hamlet Road, Romford | Breach of Conditions – Accordance with plans; removal of permitted development |
| 8 and 10 North Street, Romford | Conversion to 5 flats |
| G3 Fisheries, Aveley Road, Upminster | Change of use to fishing and residential use; unauthorised hard surfaces, pond, buildings |

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|------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Jul – Sep 2020 | |
| Number of Enforcement Complaints Received: 185 | |
| Number of Enforcement Complaints Closed: 132 | |
| Number of Enforcement Notices Issued: 5 | |
| Enforcement Notices Issued in Quarter | |
| Address | Subject of Notice |
| 290 North Street, Romford | Unauthorised extract ventilation and heat pumps |
| 106 Belgrave Avenue, Romford | Unauthorised front boundary fence |
| 33/33a Elm Road, Romford | Breach of Conditions – Refuse facilities; Cycle storage; Obscure glazing; Landscaping; Boundary treatment; Highway access; Visibility splay |
| 6 Beverley Gardens, Hornchurch | Unauthorised raised deck around pool |
| 11 Burntwood Avenue, Hornchurch | Change of use of 2 outbuildings to dwellings |