



Havering
LONDON BOROUGH

**Strategic Planning
Committee
25 February 2021**

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 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the total number of appeals, there is no chance of designation so the performance against the non-major target will not be published in this report, although it will still be monitored by officers.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 In December 2020, MHCLG announced that there would be two periods of assessment for the purposes of designation:

- decisions between 1 April 2018 and 31 March 2020, with subsequent appeal decisions to December 2020

- decisions between 1 April 2019 and 31 March 2021, with subsequent appeal decisions to December 2021

3.3 With regard to the period of decisions between 1 April 2018 and 31 March 2020, with subsequent appeal decisions to December 2020, the period has passed with the final figure at 4.5% appeals allowed for major applications and 0% for county matter applications. Therefore the Council is not at risk of designation for this period.

3.4 The current figures for April 2019 to March 2021 are:

Total number of planning decisions over period (to date): 48

Number of appeals allowed: 1

% of appeals allowed: 2.1%

Appeals still to be determined: 4

Refusals which could still be appealed: 2

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

Refusals which could still be appealed: 1

3.5 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.

3.6 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 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 2020				
Total Number of Appeal Decisions - 44				
Appeals Allowed - 8				
Appeals Dismissed - 36				
% Appeals Allowed - 18.2%				
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 Oct-Dec 2020 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 27 June 2019	P1292.15 – 23-55 North Street, Romford Redevelopment, including the retention of the part built structure to provide a mixed use development comprising a 6-16 storey building, 98 residential units, flexible uses at ground floor.	Proposal would have an incongruous character and appearance that is harmful to views in and out of the conservation area, detracting from the urban grain and visual amenity of the area.	Appeal Allowed	The character of the area surrounding the site changes dramatically over small distances and reflects the evolution of the town over time. The proposal would be entirely in keeping with its immediate context. The proposal is of high quality and would enhance the appearance of the conservation area.

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 – 83% in time

County Matter – 50% in time

Non-Major Decisions - 88% 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 nine months 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:

Oct – Dec 2020
Number of Enforcement Complaints Received: 109
Number of Enforcement Complaints Closed: 101

Number of Enforcement Notices Issued: 22	
Enforcement Notices Issued in Quarter	
Address	Subject of Notice
141 Carter Drive, Romford	Unauthorised dormer
14A Hog Hill Road, Romford	Change of use to vehicle storage and repairs
21 Yew Tree Gardens, Romford	Unauthorised raised platform in rear garden
Units B3, B12, B13 & B14, Suttons Business Park, New Road, Rainham	Unauthorised fence, freezer units, containers and storage
2 Wincanton Road, Romford	Unauthorised front/side boundary gates/railings
6 Wincanton Road, Romford	Unauthorised front boundary gates/railings
99 Victoria Road, Romford	Change of use to vehicle washing centre
100 Havering Road, Romford	Unauthorised front/side boundary walls/gates/railings
2 Kingsley Gardens, Hornchurch	Unauthorised side extension
26 Beechfield Gardens, Romford	Change of use to HMO
9 Broadway Parade, The Broadway, Hornchurch	Unauthorised front extensions
38 St Johns Road, Romford	Unauthorised rear extension
Magnolia, Lambs Lane North, Rainham	Unauthorised front boundary walls/gates/railings
Mystole, Lambs Lane North, Rainham	Unauthorised front boundary walls/gates/railings
176 Mawney Road, Romford	Unauthorised seating enclosure and canopy to front
18 Crowlands Avenue, Romford	Unauthorised first floor rear extension
48 Heath Drive, Romford	Breach of Conditions – No pre-commencement details submitted
6 Broadway Parade, The Broadway, Hornchurch	Unauthorised seating enclosure and canopy to front
325 Hilldene Avenue, Romford	1) Change of use to HMO 2) Use of annexe as self-contained residential accommodation
2D Woburn Avenue, Hornchurch	Unauthorised parapet walls and wooden overhang
New Acres, West side Benskins Lane, Noak Hill, Romford	Change of use to residential use as a travellers site and associated operational development