



Havering
L O N D O N B O R O U G H

Planning Committee 3 June 2021

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, January to March 2021.
- 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the total number of appeals, there is no chance of designation so the performance against the non-major target will not be published in this report, although it will still be monitored by officers.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 (as previously reported, the Council is not at risk of designation for this period).

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

- 3.3 The current figures for April 2019 to March 2021 are:

Total number of planning decisions over period: 59

Number of appeals allowed: 2

% of appeals allowed: 3.4%

Appeals still to be determined: 3

Refusals which could still be appealed: 2

County Matter Applications:

Total number of planning decisions over period: 4

Number of appeals allowed: 0

% of appeals allowed: 0%

Appeals still to be determined: 1

Refusals which could still be appealed: 0

- 3.4 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.

- 3.5 Although, no announcements regarding further periods for assessment have been made, it is considered that monitoring of the next rolling two year assessment period should take place – this would be decisions between 1 April 2020 and 31 March 2022 with subsequent appeal decisions to December 2022.

- 3.6 The current figures for April 2020 to March 2022 are:

Total number of planning decisions over period: 31

Number of appeals allowed: 1
 % of appeals allowed: 3.2%
 Appeals still to be determined: 3
 Refusals which could still be appealed: 2

County Matter Applications:

Total number of planning decisions over period: 1
 Number of appeals allowed: 0
 % of appeals allowed: 0%
 Appeals still to be determined: 0
 Refusals which could still be appealed: 0

- 3.7 Based on the above, it is considered that at this time there is a risk of designation. The figure will continue to be carefully monitored.
- 3.8 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 Jan-Mar 2021				
Total Number of Appeal Decisions - 52				
Appeals Allowed - 14				
Appeals Dismissed - 38				
% Appeals Allowed - 27%				
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 Jan-Mar 2021				
Decision by Committee Contrary to Officer Recommendation				
Date of Committee	Application Details	Summary Reason for Refusal	Appeal Decision	Summary of Inspectors Findings
NONE				

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 (as previously reported, the Council is not at risk of designation for this period)
- Decisions made between October 2019 and September 2021

- 4.3 Performance to date on these is as follows:

October 2019 to September 2021 (to date)

Major Development (36 out of 42) – 86% in time

County Matter (2 out of 4) – 50% in time

Non-Major Decisions – (1882 out of 2069) 91% in time

- 4.4 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 six 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:

Jan – Mar 2021	
Number of Enforcement Complaints Received: 121	
Number of Enforcement Complaints Closed: 147	
Number of Enforcement Notices Issued: 18	
Enforcement Notices Issued in Quarter	
Address	Subject of Notice

Land to east side of 3 Wolseley Road, Romford	Breach of conditions – gas protection measures and obscure glazing
140 Benhurst Avenue, Hornchurch	Unauthorised conversion to 2 flats
218 Lodge Lane, Romford	Unauthorised conversion to 4 flats
12 Park Lane, Hornchurch	Unauthorised change of use to HMO
55 Carter Drive, Romford	Unauthorised rear dormer
64 Belgrave Avenue, Romford	Unauthorised change of use to HMO
197 London Road, Romford	Unauthorised front dormers
27 Wigton Road, Romford	Unauthorised first floor rear extension
129 Hall Lane, Upminster	Breach of condition – obscure glazing
79A Collier Row Road, Romford	Unauthorised conversion of outbuilding to self-contained dwelling
12 Bridport Avenue, Romford	Breach of conditions – no prior to commencement details approved in relation to landscaping, boundary treatment and refuse storage
21 Saddleworth Square, Romford	Unauthorised change of use to HMO
6 Balgores Square, Romford	Unauthorised rear dormers
127 Wennington Road, Rainham	Unauthorised conversion of rear extension to self-contained dwelling
16 Stansted Close, Hornchurch	Unauthorised change of use to HMO
10 Albany Road, Hornchurch	Unauthorised change of use to HMO
3 Northdown Road, Hornchurch	Unauthorised change of use to HMO
View 1, The Track, Prospect Road, Hornchurch	Unauthorised formation of hard surfaces and boundary fencing. Stop Notice also served.