



Havering
LONDON BOROUGH

**Strategic Planning
Committee
24 February 2022**

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 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the total number of appeals, there is no chance of designation so the performance against the non-major target will not be published in this report, although it will still be monitored by officers.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, the then 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 final figures for April 2019 to March 2021 are:

Total number of planning decisions over period: 56

Number of appeals allowed: 2

% of appeals allowed: 3.6%

Appeals still to be determined: N/A

Refusals which could still be appealed: N/A

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: N/A

Refusals which could still be appealed: N/A

3.4 Based on the above, the Council is not at risk of designation for this period.

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 periods should take place – this would be decisions between 1 April 2020 and 31 March 2022 with subsequent appeal decisions to December 2022 and decisions between 1 April 2021 and 31 March 2023 with subsequent appeal decisions to December 2023.

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

Total number of planning decisions over period: 58

Number of appeals allowed: 1

% of appeals allowed: 1.7%

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 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. 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 The current figures for April 2021 to March 2023 are:

Total number of planning decisions over period: 29
Number of appeals allowed: 0
% of appeals allowed: 0%
Appeals still to be determined: 1
Refusals which could still be appealed: 2

County Matter Applications:

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

3.9 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.

3.10 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 tables below.

Appeal Decisions Oct-Dec 2021

Total Number of Appeal Decisions - 34
Appeals Allowed - 10
Appeals Dismissed - 24
% Appeals Allowed - 29%

Officer Comment – The appeals allowed % for this quarter has decreased significantly when compared to previous quarters – the average for the year is 43% appeals allowed which is above what has been the case in previous years. Appeal decisions will be monitored with updates as necessary.

Appeal Decisions where Committee Decision Contrary to Officer Recommendation

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

Appeal Decisions Oct-Dec 2021 Decision by Committee Contrary to Officer Recommendation				
Date of Committee	Application Details	Summary Reason for Refusal	Appeal Decision	Summary of Inspectors Findings
NONE	NONE	NONE	NONE	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 (as previously reported, the Council is not at risk of designation for this period)

4.3 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 October 2020 and 30 September 2022.

4.4 Performance to date on these is as follows:

October 2020 to December 2021 (to date)

Major Development (33 out of 34) – 97% in time

County Matter (0 out of 0) – N/A

Non-Major Decisions – (2529 out of 2621) 96% in time

4.4 The Council is currently not at risk of designation due to speed of decisions. 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 2021	
Number of Enforcement Complaints Received: 147	
Number of Enforcement Complaints Closed: 145	
Number of Enforcement Notices Issued: 24	
Enforcement Notices Issued in Quarter	
Address	Subject of Notice
2 Berther Road, Hornchurch	1) Unauthorised extensions, enclosures, seating areas and heat pumps 2) Breach of conditions – noise measures
5 Dorian Road, Hornchurch	Unauthorised building
99 Howard Road, Upminster	Unauthorised roof enlargement
Units H and I, 23 Danes Road, Romford	Unauthorised change of use to gym
26 King Edward Avenue, Rainham	Unauthorised roof extensions
319 Rush Green Road, Romford	Unauthorised use of rear for storage
East Hall Farm, East Hall Lane, Rainham	Unauthorised use for car repairs and breaking and open storage. Unauthorised office buildings.
Old Station Lane, Rainham	Unauthorised take-away food trailer
23 Montgomery Crescent, Romford	Unauthorised HMO

7-9 High Street, Hornchurch	Unauthorised rear extension
7 Argus Close, Romford	Unauthorised change of use of extension to separate dwelling
56 Athelstan Road, Romford	3 x Breach of Condition 1) Details of cycle storage, vehicle access, refuse 2) Accordance with plans, provision of parking, provision of balcony screens 3) Landscaping, lighting and boundary treatment not in accordance with plans
17-19 Billet Lane, Hornchurch	Unauthorised rear dormers and conversion of upper floors to 4 flats.
49 Gordon Avenue, Hornchurch	Unauthorised dormers
54 Frederick Road, Rainham	Unauthorised cattery business
94 Shepherds Hill, Romford	Unauthorised dog walking business and CCTV cameras
12 Rosemary Avenue, Romford	Breach of Condition – no construction method statement approved
347 Rainham Road, Rainham	Unauthorised HMO
88 White Hart Lane, Romford	Unauthorised conversion to 2 dwellings
3-7 Billet Lane, Hornchurch	Unauthorised rear dormer and conversion of upper floors to 4 flats
Judith Anne Court, Westbury Terrace, Upminster	Breach of Condition – provision of refuse and cycle storage facilities