



Havering
LONDON BOROUGH

**Planning Committee
25 August 2022**

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

Report Authors: **Simon Thelwell, Head of Strategic Development**
Maria Bailey, Head of Development Management

1 BACKGROUND

- 1.1 This quarterly report produces a summary of performance on planning applications/appeals and planning enforcement for the previous quarter, April to June 2022.
- 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the total number of appeals, there is no chance of designation so the performance against the non-major target will not be published in this report, although it will still be monitored by officers.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 (as previously reported, the Council is not at risk of designation for this period).

3.3 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.

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

Total number of planning decisions over period: 68
Number of appeals allowed: 1
% of appeals allowed: 1.5%
Appeals still to be determined: 2
Refusals which could still be appealed: 1

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

3.5 Based on the above, there is no risk of designation for this period.

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

Total number of planning decisions over period: 47

Number of appeals allowed: 0

% of appeals allowed: 0%

Appeals still to be determined: 2

Refusals which could still be appealed: 3

County Matter Applications:

Total number of planning decisions over period: 2

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 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 Apr-Jun 2022

Total Number of Appeal Decisions -	25
Appeals Allowed -	6
Appeals Dismissed -	19
% Appeals Allowed -	24%

Officer Comment – As this is the first quarter, the average for the year is 24% appeals allowed which is above what has been the case in previous years and when benchmarked against the national and London average. In terms of benchmarking, the national average for the same quarter was 31%, with the London average being 32%. Appeal decisions are carefully monitored for any particular trends with appropriate advice to officers as necessary.

Adverse Costs Decisions - None

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 Apr-Jun 2022				
Decision by Committee Contrary to Officer Recommendation				
Date of Committee	Application Details	Summary Reason for Refusal	Appeal Decision	Summary of Inspectors Findings
1 Jul 21 – Planning Committee	P0450.21 145A Chase Cross Road, Romford Variation of condition no. 8 of planning permission P0729.99 dated 07/08/1999 (meeting room) to extend hours of use to Monday to Friday 12:00-19:30, Saturday, Sunday and Bank Holidays 12:00-17:30	Cumulative impact of extending hours resulting in greater intensity of use resulting in noise, disturbance and light pollution, harmful to neighbouring residential amenity.	Allowed	The hours applied for are during the day and would be unlikely to cause significant disturbance. However, it would be reasonable to grant temporary permission for an 18 month period to monitor any impact.

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 June 2022 (to date)

Major Development (60 out of 62) – 97% in time

County Matter (2 out of 2) – 100% in time

Non-Major Decisions – (3686 out of 3873) 95% in time

4.5 The Council is currently not at risk of designation due to speed of decisions. The figure for future periods will continue to be monitored.

4.6 It is considered useful to provide some comparison on speed of decision on Major and Non-Major decisions with other London Boroughs. Obtaining directly comparable benchmarking data for the above period is not possible. However, comparison data on speed of decision for the year ending December 2021 is available and set out below. Performance in Havering is generally good compared to other boroughs for both measures.

Borough	Major In Time	Rank - Majors	Minor and Others In Time	Rank - Minors and Others
Barking and Dagenham	100%	1	100%	1
Barnet	78%	29	83%	21
Bexley	92%	20	68%	32
Brent	100%	1	82%	23
Bromley	79%	28	63%	33
Camden	94%	18	71%	31
City of London	96%	15	86%	20
Croydon	69%	31	72%	30
Ealing	98%	13	97%	3
Enfield	95%	16	91%	14
Greenwich	100%	1	93%	9
Hackney	90%	21	80%	25
Hammersmith and Fulham	100%	1	92%	11
Haringey	100%	1	91%	14
Harrow	84%	26	79%	26
Havering	98%	13	96%	4
Hillingdon	100%	1	92%	11
Hounslow	68%	32	88%	19
Islington	100%	1	94%	5
Kensington and Chelsea	100%	1	82%	23
Kingston upon Thames	89%	22	93%	9
Lambeth	95%	16	94%	5
Lewisham	100%	1	94%	5
Merton	60%	33	78%	28
Newham	100%	1	98%	2
Redbridge	100%	1	91%	14
Richmond upon Thames	100%	1	92%	11
Southwark	72%	30	79%	26
Sutton	93%	19	90%	17
Tower Hamlets	84%	26	90%	17
Waltham Forest	89%	22	94%	5
Wandsworth	88%	24	83%	21
Westminster	88%	24	78%	28

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:

Apr – Jun 2022	
Number of Enforcement Complaints Received: 157	
Number of Enforcement Complaints Closed: 207	
Number of Enforcement Notices Issued Apr-Jun 22: 19	
Enforcement Notices Issued in Quarter	
Address	Subject of Notice
133 Turpin Avenue, Romford	Unauthorised conversion to 2 flats
160-162 Balgores Lane, Romford	Unauthorised decking/sitting area to front
17 Hall Lane, Upminster	Breach of Condition – No details of landscaping submitted
60 Brooklands Road, Romford	Unauthorised use of outbuilding for non-incidenta/residential purposes
Land to rear of 143 Crow Lane, Romford	Breach of Conditions – Removal of plant, materials, weighbridge and containers associated with former scrapyard use; no details of boundaries, refuse storage and cycle storage submitted
Land to rear of 61-63 Crow Lane, Romford	Unauthorised residential use and siting of container
101 Hillview Avenue, Hornchurch	Unauthorised rear decking
106 Whitchurch Road, Romford	Breach of Condition – failure to replace finishing materials of dormer
143 Crow Lane, Romford	Unauthorised dwellings (x 3)
Meadow Farm, Eastern Avenue East, Romford	Unauthorised hard surfacing, access road, fencing and use for storage of building materials/rubble
Park Farm, Eastern Avenue East, Romford	1) Unauthorised scaffolding yard, sheds, boundary fencing and hard surfaces. 2) Unauthorised bunds, access road, increased land levels and lighting
Grangewood Café, New Road, Rainham	Unauthorised canopy extension
10 Victory Road, Rainham	Unauthorised outbuilding
31 Court Avenue, Romford	Unauthorised change of use to HMO
11A Guardian Close, Hornchurch	Breach of Conditions – no details of sound insulation, refuse storage or cycle storage submitted

7 Elder Way, Rainham	Unauthorised front balcony and front boundary
48-50 Station Lane, Hornchurch	Unauthorised first floor rear extension and front extension
52 Lower Bedfords Road, Romford	Unauthorised outbuilding, boundary walls/railings and hard surface.