

Part 8 Other Planning Matters**Item 8.1**

Report of: Director of Planning and Strategic Transport Author: Ross Gentry	Title: Planning Performance and Weekly Planning Decisions
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1. PURPOSE

1.1 This report provides details the Council's overall development management performance (over a rolling 12 month period) with monthly statistics which highlight the following performance measures:

- Refusal and approval rates
- Speed of determination (majors, minors and others)
- Appeals considered by Planning Inspectorate and the % ALLOWED.

1.2 This report also provides a list of cases determined (since the last Planning Committee) providing details of the site and description of development (by Ward), whether the case was determined by officers under delegated powers or by Planning Committee/Sub Committee and the outcome (refusal/approval)

Development Management Performance

1.3 Development Management Performance (over a 12 month rolling period) is attached as Appendix 1 to this report.

1.4 The local planning authority is monitored by Central Government in respect of the speed of determination and the quality of decision making (which can be reflected in its appeal performance). There is a firm expectation that applications for "non-major" development ("minor" and "other" development) should be determined within 8 weeks of validation whereas applications for "major" development should be determined within 13 weeks. There is scope to determine beyond these published time scales (with the formal agreement of the applicant) through use of "Planning Performance Agreements" or "Extension of Time" arrangements although these are only utilised if delays in the processing of the application have been delayed for good reason.

1.5 The National Planning Policy Framework (NPPF) advises that decisions on planning applications should be made as quickly as possible. Moreover, the NPPF advises that local planning authorities should approach decisions on proposed development in a positive and creative way and should use the full range of planning tools available to secure developments that will improve the economic, social and environmental

conditions of the area. Critically, it advises that decision-makers at every level should seek to approve applications for sustainable development where possible. The approval/refusal rate is therefore an important comparative data set.

- 1.6 The NPPF also promotes the use of pre application engagement as a mechanism to resolve a number of issues prior to planning application submission. It sees pre application processes as assisting local planning authorities to issue timely decisions and improve the quality of proposed development and planning application submissions, whilst helping to ensure that applicants do not experience unnecessary delays or costs.

Planning Decisions

- 1.7 Attached as Appendix 2 is the list of delegated and Planning Committee decisions taken between 10th June 2019 and 21st June 2019.
- 1.8 During this period the service issued 184 decisions (ranging from applications for full planning permission, applications to discharge or vary planning conditions, applications for tree works, applications for prior approval and applications for Certificates of Lawful Development). 10 applications were withdrawn by the applications (which also appear in the list).
- 1.9 Out of the 184 decisions made, 16 were refused planning permission (8.5%). Therefore the approval rate was 86%.
- 1.10 Notable decisions include the following:
 - Discharge of pre-commencement conditions for Timebridge Community Centre, which has planning permission 18/05350/FUL for the demolition of existing building (Family Centre) and erection of Timebridge Community Centre to accommodate: community centre; family centre; youth club; and pre-school. The proposals retain and improve the existing games court, widen the access road onto Field Way, provide car parking, landscaping and associated public realm works.
 - Discharge of pre-commencement conditions for Segas House, which has Listed Building Consent for works including internal alterations, replacement of shopfront, and other associated works to facilitate the change of use of the ground floor to a marketing suite for a temporary period of five years.
 - Refusal of planning permission at 46 Grasmere Road for demolition of existing dwellinghouse and erection of (replacement) three storey building providing 1 x 3 bed, 2 x 2 bed and 5 x 1 bed flats together with associated landscaping, parking, bin and cycle stores, on grounds of unsatisfactory mix, parking pressures, character and appearance and impact on adjoining occupiers.