

<p><b>Report of:</b> Director of Planning and Strategic Transport</p> <p><b>Author:</b> Pete Smith</p>	<p><b>Title:</b> Planning Performance and Weekly Planning Decisions</p>
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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 9<sup>th</sup> May 2019 and 17<sup>th</sup> May 2017.

- 1.8 During this period the service issued 149 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). 11 applications were withdrawn by the applications (which also appear in the list).

- 1.9 Out of the 149 decisions made, 18 were refused planning permission (12%) and 2 planning conditions were part discharged. Therefore the approval rate was 86.6%.

- 1.10 Notable decisions include the following:

- Planning permission issued in respect of the bridge-link and the Scheme adjacent to East Croydon Station (Morello 2) following the conclusion of a long drawn out S.106 Agreement process (LBC Ref 17/05035/FUL and 17/05046/FUL)
- 42 Welcomes Road (granted planning permission by Planning Committee 9<sup>th</sup> May 2019 – LBC Ref 19/00548/FUL)
- 95-95A Foxley Lane in respect of a 72 bed care home following conclusion of the S.106 Agreement process (LBC Ref 18/02613/FUL)
- 1-9 Foxley Lane in respect of the erection of a 5, 6 and 7 storey building comprising 8x1 bed, 35x2 bed and 6x3 bed flats determined by officers under delegated powers (LBC Ref 18/04727/FUL)
- Refusal of planning permission (89 Bensham Lane) involving the demolition of existing warehouse and erection of a three storey building comprising 6 flats (LBC Ref 18/04214/FUL) on grounds of loss of employment floorspace and inappropriate form of back-land development, impact on neighbours and lack of child play space.
- Refusal of planning permission (10 April Court, 107 Northwood Road, Thornton Heath) for partial demolition of existing building and erection of 3x2 storey houses to provide 2x3 bed and 1x2 bed flats (LBC Ref 19/01162/FUL) on grounds of proposing an intrusive and cramped

form of development, providing poor quality residential accommodation impacting detrimentally on neighbouring residential occupiers.