

Report of: Director of Planning and Strategic Transport Author: Pete Smith	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)
- Number of applications on hand (at time of reporting)
- 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/Sub Committee decisions taken between 22nd July and 2nd August 2019.
- 1.8 During this period the service issued 177 decisions (ranging from applications for full planning permission, applications to discharge or vary planning conditions, applications for tree works, applications for prior approval, applications for non-material amendments and applications for Certificates of Lawful Development). 3 applications were withdrawn by the applicants (which also appear in the list).
- 1.9 Out of the 177 decisions made, 19 were refused (11%). Therefore the approval rate was 89%.
- 1.10 Notable decisions include the following:
 - Refusal of planning permission for the conversion of 58 Lower Addiscombe Road to a large HMO (for 8 persons within 6 rooms) with a second floor rear extension and conversion of the roof space (LBC Ref 19/02443/FUL). The reasons for refusal focussed on the quality of accommodation proposed with inadequate communal and amenity space for future occupiers, noise and disturbance issues and the impact of the development on car parking stress in the immediate area – detrimental on highway safety and residential amenities of neighbours.
 - Prior approval has been granted for the conversion of ground, first, second, third and fourth floors of Cappella Court - from offices to residential (LBC Ref 19/02578/GPDO).
 - Planning permission has been issued (following the Planning Committee decision to grant planning permission - subject to completion of a S.106 Agreement) for the redevelopment of Land Adj to Quail Gardens in the form of 15x3 bedroom houses (LBC Ref 19/00543/FUL). The S.106 Agreement was concluded late July 2019 and officers understand that the contract to build out the scheme on behalf of PA Housing has been concluded, we the scheme delivering

all units as affordable housing. It is currently programmed to start on site in October 2019.