

**Part 8 Other Planning Matters****Item 8.1**

<b>Report of:</b> Director of Planning and Strategic Transport  <b>Author:</b> Pete Smith	<b>Title:</b>  Weekly Planning Decisions and Performance
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**1. Purpose**

- 1.1 This report 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).
- 1.2 It also provides details of service performance in terms of the % of applications determined within statutory timescales (June-September 2019 and over a 2 year rolling period). We have also carried out some research into the level of housing granted/refused planning permission (1<sup>st</sup> August 2018 – 31<sup>st</sup> August 2019) which we thought might provide useful commentary as regards the delivery of new homes having been granted/refused planning permission.

**Planning Decisions**

- 1.3 Attached as Appendix 1 is the list of delegated and Planning Committee/Sub Committee decisions taken between 16<sup>th</sup> September and 27<sup>th</sup> September 2019.
- 1.4 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, applications for non-material amendments and applications for Certificates of Lawful Development). 10 applications were withdrawn by the applicants (which also appear in the list).
- 1.5 Out of the 174 decisions issued, 15 were refused (8.6%). Therefore the approval rate was 91.4%.
- 1.6 It was a relatively quiet two weeks in terms of notable decisions; the only decision that might be of interest is the issuing of planning permission for the redevelopment of 32 Woodmere Road (LBC Ref 19/00783/FUL) to provide a replacement two storey building (with rooms in the roof) comprising 7 self-contained flats with 5 off street car parking spaces. A resolution to grant planning permission was taken by the Planning Committee at its meeting of the 20<sup>th</sup> June 2019 (subject to a S.106 Agreement to replace trees on the highway that would need to be removed

to facilitate access to the development). This legal agreement has now been completed.

## Planning Performance

- 1.7 We are required to submit performance figures to MHCLG on a quarterly basis and we are in the process of reviewing our Q2 figures (1<sup>st</sup> July – 30 September 2019) in readiness for submission in the next few weeks. We also monitor our performance across a 2 year rolling period. One of the main performance criteria monitored by MHCLG is the % of applications (for major and non-major development) determined in accordance with statutory timescales or in accordance with Planning Performance Agreements or Extensions of Time.
- 1.8 Included below is our in time quarterly/rolling two year performance although please note that we are currently verify our current Q2 figures for accuracy prior to submitting to MHCLG; figures for this Q2 (just gone) are therefore provisional.

		Majors						Non-majors					
Croydon		All Major Decisions	Major Decisions within 13	PPA, EoT or EIA Decisions	PPA, EoT or EIA Decisions in time	Out of time	Result	M&O Decisions	M&O Decisions	PPA, EoT or EIA Decisions	PPA, EoT or EIA Decisions in time	Out of time	Result
Quarter 08	Oct - Dec 2017	17	5	11	11	1	94.12%	549	416	85	73	60	89.07%
Quarter 01	Jan - Mar 2018	14	4	8	8	2	85.71%	532	396	90	86	50	90.60%
Quarter 02	Apr - Jun 2018	16	2	13	13	1	93.75%	522	353	107	97	72	86.21%
Quarter 03	Jul - Sep 2018	12	5	4	3	4	66.67%	652	421	139	125	106	83.74%
Quarter 04	Oct - Dec 2018	13	5	7	7	1	92.31%	513	320	132	121	72	85.96%
Quarter 05	Jan - Mar 2019	25	6	15	15	4	84.00%	527	308	139	120	99	81.21%
Quarter 06	Apr - Jun 2019	8	2	6	6	0	100.00%	552	320	150	125	107	80.62%
Quarter 07	Jul - Sep 2019	11	5	5	5	1	90.91%	608	360	156	125	123	79.77%
total		116	34	69	68	14	87.93%	4455	2894	998	872	689	84.53%
		Minimum level required						Minimum level required					
		60.00%						70.00%					

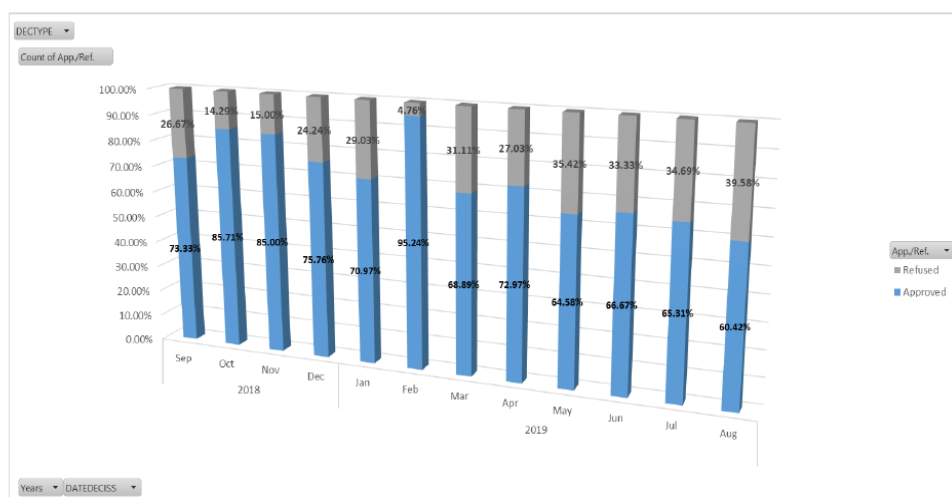
- 1.9 The 2 year rolling performance is reasonably respectable – with almost 88% major applications and over 84.5% non-major applications determined in accordance with statutory or locally agreed timescales. Whilst it is fair to say that the performance has dipped of late, this is very much linked to development complexity and the continued interest in development opportunities available in Croydon. Officers continue to work hard to manage planning application processes in an efficient and effective manner and to ensure that the service is suitable proactive and responsive.

## Housing Delivery (1<sup>st</sup> August 2018 – 31<sup>st</sup> August 2019)

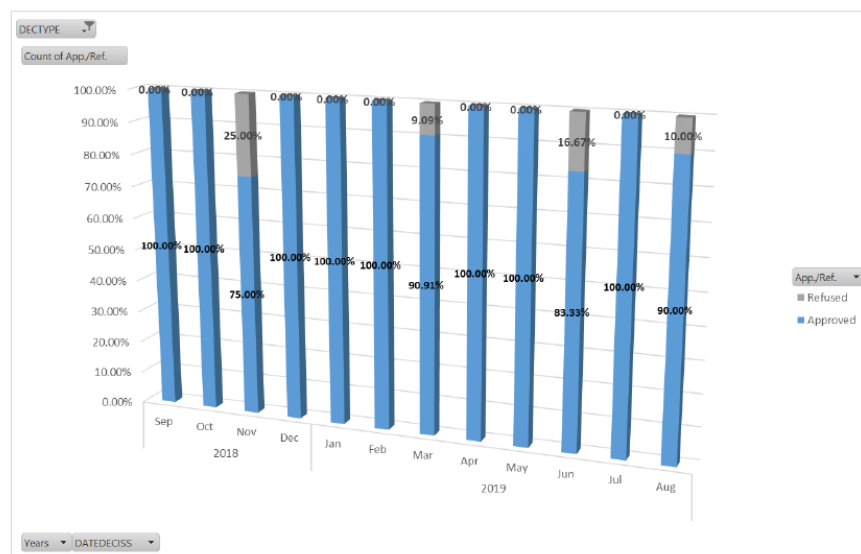
1.10 It is also important that we monitor our performance in terms of meeting out 5 year housing supply targets and whilst is information is formally dispatched to the GLA (on a quarterly basis) officers felt it was timely to provide Members with an insight as to how we are performing – in terms of approval and refusal rates for new homes across the borough. Please note that these figures have been taken out of the planning application database – and will need to be verified against the London Development Database hosted by the GLA.

1.12 The graphs included below help illustrate the refusal and approval rates (for Planning Committee, Officer Delegated and Overall).

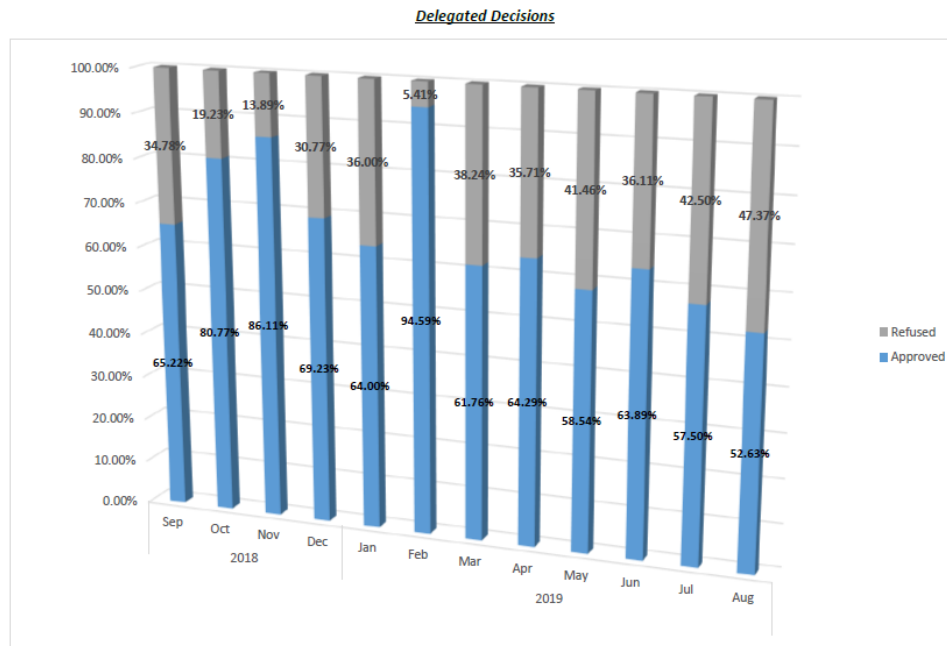
All Decisions



Sub Committee/Committee Decisions



1.11 Between 1<sup>st</sup> August 2018 and 31<sup>st</sup> August 2019, the Council determined 510 residentially focussed planning applications (in other words, planning applications which sought to deliver new homes). 137 of these planning applications (around 27%) were refused planning permission. The vast majority of these cases (419 planning applications) were determined by officers under delegated authority and of the 91 cases determined by Planning Committee/Planning Sub Committee, 4 planning applications were refused (4%). Planning applications recommended for refusal are usually refused without coming before the Planning Committee



1.13 In terms of housing numbers, during that same period, the Council granted planning permission for 2,285 residential units. Out of the total residential units determined, 475 units (17.2%) were refused planning permission. If one excludes three of the large scale major housing schemes granted planning permission during the period from the overall figure (Menta Morello, Dingwall Road and Pocket Living – which collectively proposed 763 residential units) the rate of refusal of housing units increases to around 30%.

1.14 Where refusals of planning permission for new homes have been challenged on appeal, the Council has been very successful at defending its position. At the time of writing, out of the 137 planning applications refused, 17 of the cases have been the subject of appeals to the Secretary of State with 14 of the appeals being dismissed (82%). This is well in excess of average appeal success rates across the Country and gives a firm indication that where the Council refuses planning permission for new homes, our decisions are suitably sound and robust.