

Planning Performance Update

Corporate Scrutiny Committee

4 January 2023

Context

Request from Scrutiny

- planning application and appeals performance
- Planning enforcement
- 5 Year Housing Land supply
- Update on phosphate interim strategy
- Challenges facing the service

*Table 1: Number of planning applications
(PS2 applications: Major, Minors, other)*

	2021/22				2022/23	
	Q1 (Apr-Jun)	Q2 (Jul-Sep)	Q3 (Oct-Dec)	Q4 (Jan-Mar)	Q1 (Apr-Jun)	Q2 (Jul-Sep)
On hand at start(a)	420	458	437	417	500	504
Received (b)	431	361	296	353	321	326
Determined (c)	345	338	281	236	269	248
Withdrawn (d)	18	27	20	23	34	35
On hand at end	458	437	417	500	504	525

Table 2: Number of Prior Approvals, non-PS applications and Pre-apps submitted



	2021/22 (Q1-Q4)	2022/23 (Q1 & Q2)
Prior Approval applications.	46	28
Non PS applications e.g discharge of conditions	370	175
Pre-application enquiries	339	182
TOTAL	755	385

Table 3: Total number of all types of planning applications received over the past 18 months



	2021/22 (Q1-Q4)	2022/23 (Q1 & Q2)
Planning applications (Table 1)	1,441	647
Prior approval, Non PS applications and pre-apps (Table 2)	755	385
TOTAL	2,196	1,032

Table 4: Performance of the Council against the Government and local targets for the last 18 month recording period

2022/23														
Indicator	National Target	SWT Target	Q1	On time	Total	Q2	On time	Total						
% of major planning applications determined within 13 weeks or within agreed extension of time**	60%	75%	83%	5	6	80%	12	15						
% of minor planning applications determined within 8 weeks or agreed extension of time**	70%	65%	69%	63	91	72%	110	152						
% of other planning applications determined within 8 weeks or an agreed extension of time**	80%	80%	75%	130	173	78%	282	361						
2021/22														
Indicator	National Target	SWT Target	Q1	On time	Total	Q2	On time	Total	Q3	On time	Total	Q4	On time	Total
% of major planning applications determined within 13 weeks or within agreed extension of time**	60%	75%	100%	5	5	100%	10	10	100%	12	12	100%	14	14
% of minor planning applications determined within 8 weeks or agreed extension of time**	70%	65%	80%	61	76	81%	131	162	80%	185	232	80%	229	287
% of other planning applications determined within 8 weeks or an agreed extension of time**	80%	80%	90%	236	263	88%	447	506	86%	611	712	84%	752	890

*Quarterly figures show performance from 1st April to the end of each quarter.

Table 5: Appeal decisions received during 2022 (to end of November 2022)

Allowed	7
Dismissed	21
Withdrawn	1
Total appeal decisions made	29

Figure 3: Percentage of appeals where the Council's decision was overturned measured against Key Performance Indicator (33% target)

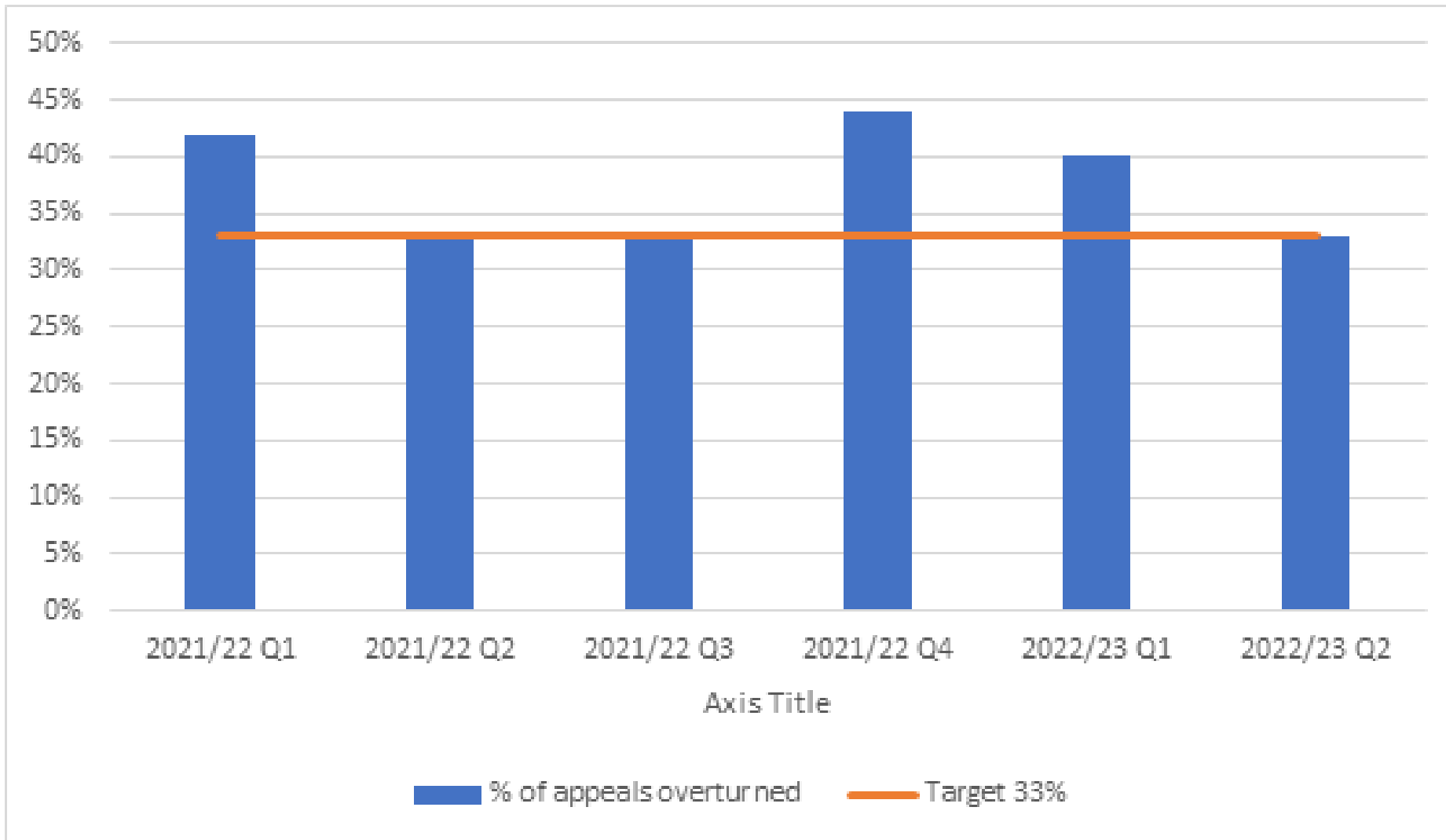


Table 6: Breakdown of appeal decisions received by type during 2022 (to end of November 2022)

Appeals against refusal of planning permission	22
Appeals against refusal of certificates of lawful development	1
Appeals arising from non-determination of applications	2
Appeals against refusal of reserved matters	1
Appeals against refusal (Prior Approval)	3
Total appeal decisions made	29

Table 7: Decision type when appeal allowed during 2022 (to end of November 2022)

Delegated decision	5
Committee decision	1
Committee decision (overturn against officer recommendation)	1
Total allowed appeals	7

Table 8: Number of open enforcement cases as at 8 December 2022

	Number of open cases 8 December 2022
Priority A (high)	58
Priority B (medium)	228
Priority C (low)	64
Cases to be closed as no breach or not expedient to take further action	44
TOTAL	394

Table 10: Number of enforcement cases resolved/closed

	Taunton Deane	West Somerset	Total
2021	203	71	274
2022	131	72	203

*Table 11: Breakdown by reason for being resolved/closed
(2022 only)*

Reason for being resolved/closed	2022
No breach	47
Admin/duplicate	48
Not expedient/closed	39
Resolved	69 (22 by way of planning application)
TOTAL	203

Table 12: Taunton Deane and West Somerset Five Year Housing Land Supply at the end of March 2022



		Taunton Deane	West Somerset
A	Large sites with planning permission	2,094	462
B	Small sites with planning permission	206	124
C	Other deliverable site opportunities	284	155
D	Windfall Allowance (excluding back gardens)	297	105
E	5 year supply of deliverable sites (A+B+C+D)	2,881	846
F	Total five year supply requirement	3,565	571
G	Five year supply result ((E/F) x 5)	<u>4.04</u>	<u>7.4</u>

Table 13: Taunton Deane Five Year Housing Land Supply deliverability update at the end of November 2022



A	Contribution from windfalls (excluding back gardens, counted in Y3, 4 & 5)	288
B	Contribution from small sites with planning permission (Y1 & 2)	134
C	Contribution from deliverable large sites	2,886
D	Contribution from Phosphate credit applicable applications	365
E	Total five year supply of deliverable plots (A+B+C+D)	3,673
F	Total five year supply requirement	3,630
G	Fiver year supply ((E/F x 5)	<u>5.06 years</u>

Phosphates

- Approx 167 planning applications/discharge of conditions held (equating to approximately 3,200 homes)
- Short term interim measures will unlock 174-871 homes
- Work with Wessex Water regarding a further 588 homes that could be unlocked with additional chemical dosing

Challenges

- Recruitment and retention
- Statutory consultees – delays in responses
- Information Technology