

## MISCELLANEOUS ITEM

### PLANNING AND HIGHWAYS COMMITTEE

17 AUGUST 2017

#### PLANNING PERFORMANCE REPORT – QUARTER ONE, 2017-18

##### 1. BACKGROUND

- 1.1 This report is an information item which sets out a range of planning performance data for the first quarter of 2017/18. It follows the fourth quarter (2016/17) report considered by the Committee at its April meeting and includes figures for the previous quarter (January to March 2017) for comparison.

##### 2. PLANNING APPLICATIONS

- 2.1 Table 1 below shows the planning performance figures for the previous two quarters. The target for 2017/18 is to deal with at least 85% of planning applications either within the statutory 8 or 13 week period, or within an agreed extension of time. This is a raised target from 2016/17 (which was 80%).

Table 1 Planning Applications Determined

	% determined including with extension of time	Target	No. determined with extension of time	Total no. determined
<b>Q1 2017/18</b>				
Majors	92%	85%	9	12
Minors	96%	85%	18	51
Others	99%	85%	41	201
<b>Total</b>			<b>68</b>	<b>264</b>
<b>Q4 2016/17</b>				
Majors	75%	80%	5	8
Minors	92%	80%	13	49
Others	97%	80%	27	144
<b>Total</b>			<b>45</b>	<b>201</b>

- 2.2 Table 2 below shows how many applications were on hand at the beginning and end of each quarter.

Table 2 Applications on Hand

Quarter	On hand at beginning of period	On hand at end of period	Change
<b>Q1 2017/18</b>	<b>264</b>	<b>285</b>	<b>+21</b>
Q4 2016/17	213	264	+51

- 2.3 The data shows that performance on major, minor and other planning applications has been within the new target of 85% of applications to be determined within the statutory 8 week period or within an agreed extension of time.
- 2.4 A comparison with the previous quarter shows that during the first quarter of 2017/18 a higher number of applications were determined and there was an increase of 21 in the number of cases on hand during the quarter. This follows an increase of 51 cases in hand during the final quarter of 2016/17. The performance on all types of applications has improved from the previous quarter.

### 3. PLANNING ENFORCEMENT

- 3.1 Table 3 shows the number of enforcement cases opened, closed and on hand in the second quarter of 2016/17 along with the same figures for the first quarter of 2016/17.

Table 3 Enforcement Caseload

Quarter	Opened in Period	Closed in Period	On hand at end of period
<b>Q1 2017/18</b>	<b>77</b>	<b>94</b>	<b>164</b>
Q4 2016/17	75	98	181

- 3.2 Table 4 shows the numbers of current enforcement cases that are over 6, 12 and 18 months old.

Table 4 Older Enforcement Cases

	<b>Q1 17/18</b>	Q4 16/17	<b>Change</b>
Current cases over 6 months old	<b>99</b>	119	<b>-17%</b>
Current cases over 12 months old	<b>78</b>	85	<b>-8%</b>
Current cases over 18 months old	<b>64</b>	72	<b>-11%</b>

- 3.3 Total number of cases on hand has reduced by 17 (9.4%) over the quarter. There has also been a further positive reduction in the historical backlog of total cases over 6, 12 and 18 months old. Work will continue to try and further reduce the backlog and to commence prosecutions in those cases where this is the next appropriate action.
- 3.4 The photographs below illustrate two of the enforcement cases successfully resolved during the quarter.

Removal of unauthorised mobile home at Yaffles, Warfield Street, Warfield.

Before ↓



After ↓



Removal of unauthorised tree house at 107, Dukes Ride, Crowthorne

Before ↓



After ↓



#### 4. PLANNING APPEALS

4.1 The table below summarises the numbers of appeals determined during the quarter, the numbers allowed and dismissed and the percentage dismissed with the same figures for the final quarter of 2017/18 for comparison.

Table 4 Appeal Decisions

	Decisions	Allowed	Dismissed	% Dismissed	Target
<b>Q1 2017/18</b>	<b>5</b>	<b>1</b>	<b>4</b>	<b>80%</b>	<b>66%</b>
Q4 2016/17	13	2	11	84.6%	66%

4.2 The performance on appeals has dipped slightly from the previous quarter but remains well above target at 80% against a target of 66%.

- 4.3 The allowed appeal was for a scheme of 6 Flats at 9, Albert Road, Bracknell (Planning Application 16/00321/FUL). The Inspector concluded that the proposed development would provide sufficient parking spaces given its proximity and accessibility to the town centre and also found that it would not result in material harm to the character and appearance of the surrounding area.
- 4.4 There were two Member overturns of officer recommendations that went to appeal during the quarter. One was allowed (The Albert Road scheme referred to above) and one was dismissed. The dismissed appeal was an application for a change of use at the Palm Hills Guest House, London Road, Bracknell (Planning Application 16/00396/FUL). The Inspector in this case concluded that the appeal proposal would have a severe adverse impact on the safety of highway users, pedestrians and cyclists and on the efficient operation of the highway network in the vicinity of the site.

## 5. COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 5.1 Table 5 below shows the total values of the CIL liability notices issued (normally issued with or just after a planning permission). It also shows the value of CIL demand notices issued (normally issued just prior to commencement of a development). The final column shows the amount of CIL actually received by the Council. The CIL received is the gross amount before the Parish and Town Council proportions and the administrative amount are deducted.

Table 5 Community Infrastructure Levy

	CIL Liabilities Issued		CIL Demand Notices Issued		Gross CIL Received
	No.	Net Amount	No.	Net Amount	
<b>Q1 2017/18</b>	<b>10</b>	<b>£5,417,048.76</b>	<b>8</b>	<b>£885,184.57</b>	<b>£1,220,379.54</b>
Q4 2016/17	8	£620,859	8	£785,596	£332,391

- 5.2 Table 5 shows that CIL income has increased significantly from the previous quarter. The high figure for liabilities issued reflects the large CIL liability (just over £4million) generated by the Kingswood development, Kings Ride, Ascot (Planning Application 16/00732/FUL). It is anticipated that CIL will continue to generate significant amounts towards the cost of providing infrastructure to mitigate the impacts of new development.

## 6. RECOMMENDATION

- 6.1 **(i) That Members note the information contained in this report.**

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