

SOUTH STAFFORDSHIRE COUNCIL

PLANNING COMMITTEE – 25th April 2023

Planning Performance report

REPORT OF THE DEVELOPMENT MANAGEMENT TEAM MANAGER

PART A – SUMMARY REPORT

1. SUMMARY OF PROPOSALS

1.1 This report has been updated to be reflective of the current and most relevant issues.

1.2 A monthly report to ensure that the Committee is kept informed on key matters including:

1.3 Monthly Updates on:

- Procedural updates/changes
- Proposed member training
- Monthly application update
- Update on matters relating to Department for Levelling Up, Housing and Communities (DLUHC)
- Any recent Planning Appeal Decisions

1.4 Quarterly Updates on:

- The latest data produced by the Department for Levelling Up, Housing and Communities (DLUHC)

2. RECOMMENDATION

2.1 That Committee notes the content of the update report.

3. SUMMARY IMPACT ASSESSMENT

POLICY/COMMUNITY IMPACT	Do these proposals contribute to specific Council Plan objectives?	
	Yes	
	Has an Equality Impact Assessment (EqIA) been completed?	
	No	
SCRUTINY POWERS APPLICABLE	Report to Planning Committee	
KEY DECISION	No	

TARGET COMPLETION/ DELIVERY DATE	25 th April 2023	
FINANCIAL IMPACT	No	There are no direct financial implications arising from this report.
LEGAL ISSUES	No	Any legal issues are covered in the report.
OTHER IMPACTS, RISKS & OPPORTUNITIES	No	No other significant impacts, risks or opportunities have been identified.
IMPACT ON SPECIFIC WARDS	No	District-wide application.

PART B ADDITIONAL INFORMATION

Monthly Updates

4. Procedure updates/changes

4.1 None to report.

5. Training Update

- 5.1 Mandatory “Planning Committee” training will be scheduled for 25th May 2023. This will be for new and existing planning committee members
- 5.2 Planning Advisory Service will be offering members training on Planning Committee process and procedures. This has been scheduled for a full day on the 7th June 2023.

6. Monthly Planning Statistics

March 2023	
Applications received	108
Application determined	104
Pre-application enquiries received	14
Pre-application enquiries determined	7

7. Update on matters relating to Department for Levelling Up, Housing and Communities (DLUHC)

- 7.1 A consultation is currently underway seeking Local Authority views on Infrastructure Levy. This is looking to reform the existing system of developer contributions. Officers will be drafting a reply on behalf of the Council which will be discussed at an upcoming Cabinet meeting. This consultation closes on the 9th June 2023.
- 7.2 A consultation is currently underway with regards to Environmental Outcomes. This is looking to introduce a new approach to environmental assessment. Officers are currently analysing this to determine if a formal response is necessary. Members will be updated in future reports. This consultation closes on the 9th June 2023.

- 7.3 The consultation on increasing planning fees and review of performance will be discussed at Cabinet on the 25th April.

8. Appeals

- 8.1 This section provides a summary of appeals decision received since the last report. Appeal decision letters are contained within the appendix of this report.

8.2 **Planning reference:** 21/01239/FUL

Site Address: 68 Sandringham Road, Wombourne WV5 8EF

Date of Inspectors Decision: 24 March 2023

Decision: Dismissed (Appendix 1)

This appeal was against the refusal of planning permission for a 2 bed detached dwelling with parking and alterations to the host property to include conversion of sitting room into integral garage.

The main issues were:

- the effect of the proposed development on the character and appearance of the area;
- the effect of the proposed development on highway safety, with particular regard to the provision of adequate off-street parking; and
- whether the living conditions of future occupiers would be acceptable, with particular regard to the provision of internal living space.

The three main issues are reflective of the case officers reasons for refusal. The inspector agreed with officers that the proposed dwelling would have a detrimental impact on the character and appearance of the area due to its cramped appearance on a corner plot. Further, the inspector found that the parking arrangements would be inappropriate noting that “the proposed parking arrangements would significantly increase the likelihood that occupants would choose to park on the highway. Given the proximity of the appeal site to the junction of Sandringham Road, Windsor Road, and Kirkstone Crescent, along with the curvature of nearby roads, I consider that this would be to the detriment of highway safety”. Finally the inspector did not agree with the case officers reason for refusal related to the impact of the size of the dwelling on the living conditions for future occupiers. Noting that “I consider that the dwelling would be of sufficient size to provide adequate internal living space. The living conditions of future occupiers would therefore not be adversely affected as a result”.

8.3 **Councils Reference:** TPO 40/1982

Site Address: Land at 20 Pineways, Wordsley, Stourbridge DY8 5JH

Date of Inspectors Decision: 28 March 2023

Decision: Allowed in part (Appendix 2)

This was an appeal against a tree replacement notice (TRN).

The main issues were:

- Whether or not a duty to plant applies or should be dispensed with, having particular regard to the requirements of the Town and Country Planning Act 1990 (the Act) and the appellants' responsibilities;
- Whether or not planting in broad accordance with the requirements of the TRN is required in the interests of amenity;
- Whether or not the requirements of the TRN are reasonable, having particular regard to the schedule of planting specified and the period of time given to plant;
- Whether or not planting in accordance with the requirements of the TRN would be contrary to good forestry practice; and
- Whether or not the place on which planting is required is suitable for that purpose.

In a summary of the inspectors decision the duty to plant was established along with planting being in accordance with the interests of amenity. The reasonableness of the TRN was questioned by the inspector with regards to reduction in the number of trees to be planted (down to 100 from 115) and the timeframes involved (next planting season rather than this year's planting season) this is what has resulted in the appeal being allowed in part. The inspector found that the requirements of the TRN to accord with good practice and that the place for planting is suitable.

8.4 **Planning Reference:** 22/00473/FUL

Site Address: Land off Micklewood Lane, Penkridge, South Staffordshire ST19 5SD

Date of Inspectors Decision: 23 March 2023

Decision: Dismissed (Appendix 3)

The appeal related to change of use of land to use as residential caravan site for 4 gypsy families, including stationing of 6 caravans, laying of hardstanding and erection of communal amenity building. This appeal related to the refusal of planning permission and the serving of an enforcement notice. The planning appeal was dismissed and the Enforcement notice was upheld, subject to minor corrections and variations.

This is an extensive and detailed planning and enforcement appeal which it is not appropriate to summarise given the complexities and the apportioning of weight in the planning balance. Members are encouraged to read the decision in full and contact the author of this report for further discussions should they require to.

8.5 **Planning Reference:** 22/00735/FUL

Site Address: 31 Meddins Lane, Kinver, Staffordshire DY7 6BZ

Date of Inspectors Decision: 20th March 2023

Decision: Allowed (Appendix 4)

This appeal related a householder extension for a loft conversion which included rear dormer windows and an increase of the roof (both eaves and ridge). Officers refused the application based on the impact of the changes to the host dwelling on the streetscene.

The main issues were:

- the effect of the proposed development on the character and appearance of the host property and the area, and
- the living conditions of the residents of neighbouring properties with particular regard to privacy, light and outlook.

The appeal was allowed as the inspector did not agree that the proposed roof alterations would be detrimental to the streetscene, noting “There is little uniformity between the surrounding properties with substantial differences in scale, roof design and distance from the highway. Further, there are considerable changes in topography which alter the perception of height from the street and contribute to a diverse roofscape.”

9. Quarterly Updates

9.1 Planning Statistics from DLUHC

Description	Target	Q1 April-June	Q2 July- September	Q3 October- December	Q4 January- March	Cumulative
22-23 Major	60%	75%	100%	100%		93% (to date)
21-22 Major		100%	100%	100%	85%	93%
20-21 Major		100%	75%	100%	90%	93%
22-23 Minor	70%	89%	90%	86%		88% (to date)
21-22 Minor		82%	84%	81%	89%	84%
20-21 Minor		80%	93%	70%	72%	78%
22-23 Other	70%	93%	96%	96%		95% (to date)
21-22 Other		88%	87%	83%	87%	86%
20-21 Other		85%	95%	87%	82%	87%

Starts for the rolling 24 month to December 2022

Total (overall) -	85%
Major -	86%
Minor -	82%
Other -	86%

This category includes Adverts/Change of Use/Householder/Listed Buildings.

Position in National Performance Tables

Majors	113 th from 329 authorities
Non-Major	165 th from 329 authorities

Report prepared by:

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