

SOUTH STAFFORDSHIRE COUNCIL

PLANNING COMMITTEE – 17th October 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	4 th October 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 The Statement of Community Involvement (SCI) continues to be reviewed. This document is a statutory planning document that sets out how the Local Planning Authority intends to engage with local communities and stakeholders during the process of plan preparation and when determining planning applications. It is proposed to update the method of consulting member on planning applications received. Further information will follow in this report and under separate cover.

5. Training Update

- 5.1 The schedule of both mandatory and optional training has now been completed. It is the intention to undertake training for members on bespoke topics going forward before alternate planning committees (5-6pm) in the Council chamber. This will commence in September with “Permitted Development and Fallback”.
- 5.2 The following training sessions have now been scheduled:
- November 21st 2023 Ecology and Biodiversity Net Gain – Delivered by Matt Wall (Senior Ecologist)
 - January 19th 2023 Conservation and Heritage – Delivered by Ed Higgins (Senior Conservation Officer)
 - March 19th 2024 Trees and Arboriculture – Delivered by Gavin Pearce
- 5.3 A training session will be scheduled for all members related to the use of “Consultee Access” and how best and most effectively comment on a live planning application. This is scheduled for 6pm.
- 5.4 Any area of planning and/or topics members would like guidance on then do let the author of this report know.

6. Monthly Planning Statistics

September 2023	
Applications received	108
Application determined	84

Pre-application enquiries received	11
Pre-application enquiries determined	10

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

7.1 Officers have completed and submitted a proposed response to “changes to permitted development rights” consultation which closed on the 25th September.

7.2 A bid has also been made for “Skills Gap Funding”. The bid was for £76,050 for Urban Design work and training. A decision on the success of this bid is due this month (October) an update will be provided at the planning committee meeting if further information is received.

8. Appeals

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

8.2 **Site Address:** Stourbridge Lodge, Prestwood, Stourbridge DY7 5AQ
Date of Inspectors Decision: 13th September 2023
Decision: Dismissed (notice corrected) (Appendix 1)

This appeal was against an enforcement notice served for an alleged breach of planning control consisting of the construction of a two storey front to rear extension on the western elevation, first floor extension on the eastern elevation, and remodelling of front central elevation with additional dormer extension.

The inspector corrected the enforcement notice to read:

- a) Deleting the allegation in full and replacing it with “without planning permission, unauthorised operational development at the Land consisting of the construction of a first-floor rear extension to the eastern elevation, a two-storey extension to the western elevation and the remodelling and enlargement at first floor level which has resulted in the creation of a second projecting first floor gable element that has replaced a single dormer window.”
- b) Deleting the requirements in full and replacing them with i) remove the first floor rear extension to the eastern elevation and the two storey extension to the western elevation ii) remove the additional first floor projecting gable element and restore this element to its previous condition by replacing it with a single dormer window in the same position and of the same dimensions that existed previously. iii) remove all materials arising from compliance with requirements i) and ii) from the Land

These were minor changes to the enforcement notice as drafted by officers and still ensured the removal of the unauthorised development.

The Main issues were:

- whether the development is inappropriate development in the Green Belt having regard to the National Planning Policy Framework (the Framework) and any relevant development plan policies; •
- the effect of the development on the openness of the Green Belt; •
- the effect of the development on the character and appearance of the area, •
- whether any harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations, so as to amount to the very special circumstances required to justify the development.

The inspector noted that due to the scale of the increase when compared to the original building, over 200% this constituted inappropriate development in the Green Belt and no very special circumstances existed to outweigh the resultant harm. The appellant was given 12 months to remove the unauthorised extensions.

8.3 **Planning Reference:** 22/01076/FUL

Site Address: 1 Filance Lane, Penkridge, Stafford, Staffordshire ST19 5HU

Date of Inspectors Decision: 01 September 2023

Decision: Dismissed (Appendix 2)

The development proposed is for a new dormer bungalow.

The main issue was:

- The main issue is the effect of the proposal on the character and appearance of the area.

The inspector dismissed the appeal noting the appeal site occupies a spacious corner plot which contributes positively to the sense of openness in the area. The proposed dwelling would project beyond the established building line creating an abrupt visual interruption. This would be further exacerbated by the predominantly brick appearance of the side elevation and required fencing that would abut the footpath.

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%	89%	91%
21-22 Major		100%	100%	100%	85%	93%
20-21 Major		100%	75%	100%	90%	93%
22-23 Minor	70%	89%	90%	86%	100%	91%
21-22 Minor		82%	84%	81%	89%	84%
20-21 Minor		80%	93%	70%	72%	78%
22-23 Other	70%	93%	96%	96%	96%	95%
21-22 Other		88%	87%	83%	87%	86%
20-21 Other		85%	95%	87%	82%	87%

Stats for the rolling 24 month to March 2023

Total (overall) - 90%

Major - 92%

Minor - 87%

Other - 90%

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

Position in National Performance Tables (24 months to December 2022)

Majors 124th from 329 authorities

Non-Major 157th from 329 authorities

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