

**SOUTH STAFFORDSHIRE COUNCIL****PLANNING COMMITTEE – 21 JUNE 2022****MONTHLY UPDATE REPORT****REPORT OF THE LEAD PLANNING MANAGER****PART A – SUMMARY REPORT****1. SUMMARY OF PROPOSALS**

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

- Proposed training
- Any changes that impact on National Policy
- Any recent Planning Appeal Decisions
- Relevant Planning Enforcement cases on a quarterly basis
- The latest data produced by the Department for Levelling Up, Housing and Communities

**2. RECOMMENDATION**

2.1 That Committee notes the content of the update report.

**3. SUMMARY IMPACT ASSESSMENT**

|   |  |  |
|---|--|--|
| POLICY/COMMUNITY<br>IMPACT              | Do these proposals contribute to specific Council Plan objectives? |  |
|   | Yes  |  |
|   | Has an Equality Impact Assessment (EqIA) been completed?           |  |
|   | No   |  |
| SCRUTINY POWERS<br>APPLICABLE           | Report to Planning Committee                                       |  |
| KEY DECISION                            | No   |  |
| TARGET COMPLETION/<br>DELIVERY DATE     | 21 June 2022   |  |
| 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 &<br>OPPORTUNITIES | No   | No other significant impacts, risks or opportunities have been identified. |

|                          |    |                            |
|--------------------------|----|----------------------------|
| IMPACT ON SPECIFIC WARDS | No | District-wide application. |
|--------------------------|----|----------------------------|

## **PART B – ADDITIONAL INFORMATION**

### **4. INFORMATION**

- 4.1 **Future Training** – Changes to Planning Committee were approved at the 26 March 2019 meeting of the Council to reduce committee size from 49 potential members to 21 members. As part of these changes an update report is now being brought to each meeting of the Committee.
- 4.2 Further training dates are being arranged to cover tree applications, Planning Enforcement and Permitted Development as requested in the recent Member questionnaire responses. Please let us know if there are other topics on which you would like training. In addition, regular training/refresher sessions on using Public Access will be organised.
- 4.3 **Changes in National Policy** – No change since previous report.
- 4.4 **Planning Appeal Decisions** – every Planning Appeal decision will now be brought to committee for the committee to consider. There has been 1 appeal decision since my last report, copies of the decisions are attached as Appendix 1. These relate to:
- 1) An appeal against a refusal for a part retrospective householder planning application to replace 1.8m boundary fence with conifer planting and 1.2m boundary fence at 1 Oakridge Drive, Cheslyn Hay, Walsall, WS6 7QZ. The appeal was dismissed because the inspector concluded that it would harm the character and appearance of the area contrary to Policy EQ11 of the Core Strategy (2012) which amongst other matters seeks to ensure that the design of all developments is of the highest quality and respects local character and distinctiveness. It would also be contrary to the objectives of the South Staffordshire Design Guide which seeks to ensure that boundary treatment is not visually intrusive and the overarching design aims of the National Planning Policy Framework.
- 4.5 In May 2020 the Secretary of State for Transport made an order granting development consent West Midlands Interchange (WMI). Documents can be seen here : <https://infrastructure.planninginspectorate.gov.uk/projects/west-midlands/west-midlands-interchange/> Officers are now working with the site promoters to understand next steps.
- 4.6 In April 2022, PINS confirmed that the M54/M6 link road Development Consent Order (DCO) has been granted by the Secretary of State. Further information can be found here <http://infrastructure.planninginspectorate.gov.uk/document/TR010054-001195>
- 4.7 **Relevant Planning Enforcement cases on a quarterly basis** – 72 enforcement cases have been logged for investigation to date in the last quarter, and 65 cases closed.

83.84% of Planning Enforcement cases are currently being investigated within 12 weeks of the case being logged. This is above the target of 80%. We are going through an internal Service Review to look at areas for streamlining, efficiencies and service improvements; however, there have been a few high priority gypsy incursions that need to be managed as a priority.

- 4.8 **The latest data produced by the Department of Levelling Up, Housing and Communities** – As members will recall, DLUHC sets designation targets that must be met regarding both quality and speed of planning decisions. The targets are broken into major and non-major development. If the targets are not met, then unless exceptional circumstances apply, DLUHC will “designate” the relevant authority and developers have the option to avoid applying to the relevant designated Local Planning Authority and apply direct, and pay the fees, to the Planning Inspectorate. Details can be seen at [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/760040/Improving\\_planning\\_performance.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/760040/Improving_planning_performance.pdf)
- 4.9 We will ensure that the Committee is kept informed of performance against the relevant targets including through the DLUHCs own data.
- 4.10 For Speed – the 2020 target for major developments is that 60% of decisions must be made within the relevant time frame (or with an agreed extension of time) and for non-major it is 70%. For Quality – for 2020 the threshold is 10% for both major and non-major decisions. Current performance is well within these targets and the position as set out on DLUHCs website will be shown to the Committee at the meeting – the information can be seen on the following link tables:
- 151a – speed – major
  - 152a – quality – major
  - 153 – speed – non major
  - 154 – quality – non major

The link is here – <https://www.gov.uk/government/statistical-data-sets/live-tables-on-planning-application-statistics>

The latest position is on the DLUHC website and the key figures are below:

#### **Speed**

151a – majors – target 60% (or above) – result = 93.1% (data up to December 2021)

153 – others – target 70% (or above) – result = 85.2% (data up to December 2021)

#### **Quality**

152a – majors – target 10% (or below) – result = 1.9% (date up to September 2020)

154 – others – target 10% (or below) – result = 0.8% (date up to September 2020)

## **5. IMPACT ASSESSMENT – ADDITIONAL INFORMATION**

N/A

**6. PREVIOUS MINUTES**

N/A

**7. BACKGROUND PAPERS**

Appendix 1 – Appeal Decision – 1 Oakridge Drive, Cheslyn Hay, Walsall, WS6 7QZ

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