

**SOUTH STAFFORDSHIRE COUNCIL**

**PLANNING COMMITTEE – 19<sup>th</sup> September 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	18 <sup>th</sup> July 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) is currently being 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 (5.15-6.15pm) in the Council chamber. This will commence in September, topic to be advised. 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**

<b>June 2023</b>	
Applications received	88
Application determined	104
Pre-application enquiries received	11
Pre-application enquiries determined	8

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

- 7.1 Officers have completed a proposed response to “changes to permitted development rights” consultation which closes on the 25<sup>th</sup> September. The council response will be subject to the separate formal scrutiny process and member considerations.

7.2 It has been confirmed by central government that planning fees will increase from April 2024. Further changes to the fee regulations are also proposed.

## 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 **Planning reference:** 22/00714/OUT

**Site Address:** Brookside Farm, Codsall Road, Codsall, Staffordshire, WV6 9QG

**Date of Inspectors Decision:** 2nd August 2023

**Decision:** Dismissed (Appendix 1)

This appeal related to an outline approval for a single dwelling with all matters reserved except access.

The main issue was:

- Whether the proposal would be 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 proposal on the openness of the Green Belt; and,
- Whether any harm, by reasons of inappropriateness, and any other harm, would be clearly outweighed by other considerations, so as to amount to the very special circumstances required to justify the proposal.

The inspector concluded that due to the siting of the proposed dwelling “the proposal would be an extension of development into the open Green Belt rather than the infilling of a gap”. On this basis it is not considered to be “limited infilling” and is therefore inappropriate development within the Green Belt.

8.3 **Planning Reference:** 22/00993/FUL

**Site Address:** 7 County Lane, Iverley, STOURBRIDGE DY8 2SB

**Date of Inspectors Decision:** 5 July 2023

**Decision:** Dismissed (Appendix 2)

The development proposed roof alterations and a loft conversion.

The main issue were:

- whether the proposed extension would be inappropriate development in the Green Belt having regard to the National Planning Policy Framework (The Framework) and any relevant development plan policies;
- the effect on the openness of the Green Belt; and

- if the proposal would be inappropriate development, whether any harm is clearly outweighed by other considerations, so as to amount to very special circumstances to justify it.

The inspector agreed with the officers refusal noting that the proposed roof alterations would be “disproportionate to the size of the original dwelling” and that as such would constitute inappropriate development in the Green Belt. It follows that the proposed extension would cause harm to openness as a result. No very special circumstances were considered to exist in this case.

#### 8.4 **Planning Reference:** 22/01012/ADV

**Site Address:** 66 Stafford Road, Huntington WS12 4PE

**Date of Inspectors Decision:** 23rd August 2023

**Decision:** Dismissed (Appendix 3)

This appeal was against the refusal of advertisement consent for a single sided, illuminated 48 sheet digital poster display.

The main issue was:

- The main issue is the effect of the proposed advertisement on the amenity of the local area, which includes the setting of a listed building.

The inspector noted that the location was inappropriate for an advertisement of this nature, despite its mixed character. He concludes that the proposed display “would be detrimental to the interests of amenity, including the setting of a listed building.”.

#### 8.5 **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 4)

This appeal was against the refusal for a single dormer bungalow on a corner lot.

The main issue was:

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

The inspector noted that the location was inappropriate for a new dwelling in this location despite the design and height being comparable to surrounding dwelling types. This was due to the corner plot location and the proposed dwelling resulting in “an abrupt visual interruption, undermining the consistent set back and building line pattern that contributes to the cohesive character of the area”. This would have been further exacerbated by the proposed boundary fencing and bland side elevation proposed.

- 8.6 **Planning Reference:** 20/00801/COU,  
**Site Address:** Squirrels Rest, Poplar Lane, Hatherton, Cannock WS11 1RS  
**Date of Inspectors Decision:** 25 August 2023  
**Decision:** Dismissed (Appendix 5)

The development proposed is change of use of land to mixed use for the keeping of horses and as a residential gypsy caravan site for the stationing of three caravans, together with laying of hardstanding, erection of amenity building, stable and haybarn..

The main issue were:

- whether the proposal would be inappropriate development in the Green Belt including its effect on openness and the purposes of the Green Belt,
- the effect of the development on the landscape character of the area,
- the effect of the proposal on the integrity of the Cannock Chase Special Area of Conservation,
- the provision and need for Gypsy and Traveller sites,
- the personal circumstances of the family including the best interests of the children, and,
- if the development is inappropriate in the Green Belt, whether the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations so as to amount to the very special circumstances necessary to justify development.

The appeal decision balances all of the above material considerations and balances the facts apportioning weight. Members are encouraged to read this decision in full. In summary there was found to be harm to the openness of the Green Belt as a result of the proposed development being inappropriate. No very special circumstances were established and matters pertaining to need for Gypsy and Traveller sites, human rights and the best interest of the child were considered.

- 8.7 **Planning Reference:** 18/00676/UNCOU  
**Site Address:** Willow Farm, Hollies Lane, Pattingham, Wolverhampton WV6 7HJ  
**Date of Inspectors Decision:** 3rd August 2023  
**Decision:** Dismissed and enforcement notices upheld (Appendix 6)

This appeal related to both an enforcement notice and against the refusal of planning permission for change of use of the Land, to a mixed use for residential and agricultural use together with the siting of a caravan with a wooden extension to facilitate that material change of use; and an earth bund.

In this case the inspector upheld the enforcement notice subject to a correction allowing for more time for compliance with the notice. The inspector found that the siting of the caravan and the bund was inappropriate development in the Green Belt

and that the proposed rural enterprise was not based on sound financial planning. As such no very special circumstances for the development were considered to exist.

## 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 124<sup>th</sup> from 329 authorities

Non-Major 157<sup>th</sup> from 329 authorities

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