

SOUTH STAFFORDSHIRE COUNCIL

PLANNING COMMITTEE – 16th April 2024

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	28 th March 2024	
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 Progress has been made in the last month with the introduction of a new workflow system within Development Management. This is intended to speed up internal processes and automate simple tasks, removing the need for manual intervention. Work is progressing well.

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.
- 5.2 The following training sessions have now been scheduled:
- June 18th 2024 Trees and Arboriculture – Delivered by Gavin Pearce
- 5.3 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

February 2024	Decided	In Time	%	With agreed EoT or PPA
Major	3	3	100%	3
Minor	15	15	100%	10
Householder	23	21	91.3%	11
Other	3	3	100%	2

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

- 7.3 The application for “Digital Planning Improvement” funding was awarded (100K) and meetings with DLUHC have commenced. Discussion around the funding and how to best achieve the improved digital outcomes are ongoing and members will be updated in due course.
- 7.4 A current consultation is underway by DLUHC related to “An accelerated planning system”. Representations from LPA’s due on the 1st May and cabinet approval for the submission response will be sought in due course.
- 7.5 The consultation on “Various Changes to Permitted Development Rights” has been agreed by the Council and the representations submitted.

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:** 12/00789/FUL and 20/00275/VAR

Site Address: Land at Rose Meadow Farm, Wolverhampton Road, Prestwood, Stourbridge DY7 5AJ

Date of Inspectors Decision: 16 February 2024

Decision: Allowed and notice quashed (Appendix 1)

This is a complex appeal decision related to both planning and enforcement cases. Members are advised to read this in full as a summary would not be appropriate in this case. Any questions or queries can be directed to the author of this report or the Lead Planning Manager

8.3 **Planning Reference:** 21/01290/FUL

Site Address: Former Royal British Legion, off Sterrymere Gardens, Kinver DY7 6ER

Date of Inspectors Decision: 08 March 2024

Decision: Dismissed (Appendix 2)

The development proposed was originally described as completion of demolition of derelict, former social club. Construction of new residential apartment block.

The main issue:

- the effect of the proposal on flood risk, with particular regard to the safety of future occupiers of the development.

The inspector dismissed the appeal noting that “the proposal fails to demonstrate that the residual flood risk could be overcome so as to ensure the safety of future occupiers of the development.” This was due to no agreement being in place with neighbouring landowners for a safe access and escape route in the event of a flood for the future residents of all vulnerabilities.

8.4 Planning Reference: 23/00325/COU

Site Address: Lanes Farm, Ebstree Road, Seisdon, Staffordshire WV5 7EY

Date of Inspectors Decision: 28th February 2024

Decision: Allowed (Appendix 3)

The development proposed is described as 'change of use from C2 dwelling to C2 children's home'.

The main issue:

- whether the location of the proposed development is acceptable, having regard to its accessibility to goods and services and sustainable transport modes.

The inspector allowed the appeal and, whilst recognising the properties isolated location, the fallback position of the current residential use of the property was given significant weight. The activity associated with a care facility limited to 3 children was considered akin to that of a busy residential household. The existing access would be utilised and ample parking was available, even during shift change over.

8.5 Planning Reference: 22/00890/FUL

Site Address: The Nurseries, Bungham Lane, Penkridge, Staffordshire ST19 5NP

Date of Inspectors Decision: 11th March 2024

Decision: Dismissed (Appendix 4)

The development proposed is the demolition of identified former nursery / garden centre buildings and erection of single dwelling and associated works.

The main issue:

- whether the appeal site is suitable for new housing and whether future occupants of the development would be reliant on private motor vehicles.

The inspector dismissed the appeal based in the sites unsustainable location outside of Penkridge and therefore the likely reliance of future occupiers on private motor vehicles.

8.6 Planning Reference: 22/00848/FUL

Site Address: The Four Ashes Inn, Station Drive, Four Ashes, Staffordshire WV10 7BU

Date of Inspectors Decision: 18th March 2024

Decision: Dismissed (Appendix 5)

The development proposed is the demolition of modern extensions to the public house and conversion of its historic elements to two dwellings, erection of seven dwellings, associated parking access, parking and landscaping, and retention of playing fields, play area, pavilion and car park.

The main issue were:

- Whether the proposed development would be inappropriate development in the Green Belt having regard to the National Planning Policy Framework (The Framework) and any relevant development plan policies and its effect on the openness of the Green Belt;
- whether the proposed use would be in a suitable location with respect to local and national spatial planning policies;
- whether the proposal has demonstrated that the public house is no longer economically viable;
- whether the proposed development would function well, with respect to the design of the scheme and the noise impact from the adjacent highway
- whether the proposed development would affect the integrity of the Cannock Chase Special Area of Conservation (SAC); 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 dismissed the appeal noting that the development was inappropriate within the Green Belt with no very special circumstances advanced to outweigh the harm, the site is in an unsustainable location and represents a poor layout/design. When considering the heritage issues the inspector considered the benefit of removing the large modern extension but found that other parts of the development “would not function” well and as such improvements to the non-designated heritage asset would be limited. Whilst the loss of the community facility can be supported (as a result of robust data within a marketing report) and the inspector noted that noise matters could be mitigated against, the harm of the proposed development was considered to outweigh any potential benefits. Further, limited weight was given to any potential community benefits given there was no legal mechanism in place to secure these in perpetuity.

8.7 **Planning Reference:** 23/00024/FUL

Site Address: Tree Tops, School Lane, Coven, Staffordshire WV9 5AN

Date of Inspectors Decision: 15th March 2024

Decision: Allowed (Appendix 6)

The development proposed is described as ‘the erection of a single 3 bedroom bungalow style dwelling. The proposed dwelling would include an access that links to the existing entrance to Tree Tops (to form a shared entrance driveway)’

The main issue were:

- whether the proposal would be inappropriate development in the Green Belt having regard to the Framework and any relevant development plan policies; and
- whether the site is a suitable location for the proposed development having regard to the development strategy for the area.

The inspector allowed the appeal determining that the proposed dwelling would be sited within the village and as such would constitute village infill inline with the requirement in the NPPF.

9. Quarterly Updates

9.1 Planning Statistics from DLUHC

Description	Target	Q1	Q2	Q3	Q4	Cumulative
23 Major	60%	100%	100%	100%	100%	100%
22 Major		75%	100%	100%	89%	91%
21 Major		100%	100%	100%	85%	93%
23 Minor	70%	92%	89%	94%	85%	90%
22 Minor		89%	90%	86%	100%	91%
21 Minor		82%	84%	81%	89%	84%
23 Other	70%	93%	93%	93%	96%	94%
22 Other		93%	96%	96%	96%	95%
21 Other		88%	87%	83%	87%	86%

Stats for the rolling 24 month to December 2023

Total (overall) - 93%

Major - 95%

Minor - 91%

Other - 94%

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

Position in National Performance Tables (24 months to December 2023)

Majors 100th from 329 authorities

Non-Major 83th from 329 authorities

Report prepared by:

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