

SOUTH STAFFORDSHIRE COUNCIL**PLANNING COMMITTEE – 16 MARCH 2021****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 Ministry of Housing Communities and Local Government

2. RECOMMENDATION

2.1 That Committee note 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	16 March 2021	
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.
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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 will now be brought to each meeting of the Committee. The intention has been that with a reduced size of Committee additional training will be provided throughout the year, namely before Planning Committee. The sessions may well change depending on what issues are on the agenda. Due to COVID 19, these had to be suspended, however we have now resumed some remote training. Prior to planning committee this evening, Members were invited to a training session from Staffordshire County Council highways.
- 4.2 Changes in National Policy** – The government is currently seeking views on draft revisions to the National Planning Policy Framework (NPPF). The consultation closes on 27th March 2021. The text has been revised to implement policy changes in response to the Building Better Building Beautiful Commission “Living with Beauty” report. A number of other changes to the text of the NPPF are also set out and explained in this consultation document, but it is not proposed to review the NPPF in its entirety at this stage. A fuller review of the NPPF is likely to be required depending on the implementation of the government’s Planning White Paper proposals. This consultation is also seeking views on the draft National Model Design Code, which provides detailed guidance on the production of design codes, guides and policies to promote successful design. The government expects the National Model Design Code to be used to inform the production of local design guides, codes and policies. Officers have prepared a draft response on behalf of the Council for Members to consider separately.
- 4.4 Planning Appeal Decisions** – every Planning Appeal decision will now be brought to the Committee for the Committee to consider. As there was no committee in February, there are 2 months of appeal decisions, and there have been 4 appeal decisions since the last Committee, a copy of the decisions are attached as Appendix 1, 2, 3 and 4. These relate to:
- 1 An appeal against a proposed single storey rear and first floor side extensions at 28 Queens Gardens, Codsall, WV8 2EP. The appeal was allowed because the Inspector concluded that on balance the proposed development would not harm the character or appearance of the host dwelling or the surrounding area. The inspector also noted that the proposal would be unlikely to result in a loss of privacy to the rear garden of No 29 to the degree that would be harmful to its occupiers’ living conditions.
 - 2 An appeal against a refusal to development proposed is the installation of a 20 metre slim-line column supporting 6 no. antennas, 1 no. transmission dishes, 2 no. equipment cabinets and ancillary development thereto including a GPS

module and 3 no. Remote Radio Units (RRUs). on the grass verge adjacent to Codsall Road, Codsall, WV6 9QG. The appeal was dismissed because the Inspector concluded that the benefits of the provision of the appeal installation to facilitate 5G coverage does not outweigh the harm they found to the character and appearance of the area.

- 3 An appeal against a refusal for a revised design for previously approved replacement dwelling at land adjacent to 26 Dark Lane, Kinver, Stourbridge, DY7 6JA. It was dismissed because the Inspector concluded that the development would significantly harm both the character and appearance of the area and the living conditions of the occupiers of The Cottage.
 - 4 An appeal against a refusal to remove a condition associated with a hot food takeaway shop ref 06/01323/COU, dated 21 February 2007. The condition in dispute is No 2 which states that: the premises shall remain closed between 23:00 hours and 11:30 hours at 3 Rosemary Road, Cheslyn Hay WS6 7DY. The appeal was dismissed because the Inspector concluded that the limited scale of the economic benefits would not outweigh the harm in respect of the detrimental impact on the living conditions of existing occupiers of nearby residential properties.
- 4.6 We are still awaiting the outcome of the 2 Crematoria appeal decisions. The decisions were due by 12 September 2019.
 - 4.7 The Secretary of State for Transport has 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.
 - 4.8 **Relevant Planning Enforcement cases on a quarterly basis** – Performance is currently at 81%, above the 80% target. There has clearly been an improvement in planning enforcement performance as a result of extra staff and a targeted triage approach to dealing with new cases. We are now fully staffed after successful recruitment, and as such the temporary staff have now left the Council.
 - 4.9 **The latest data produced by the Ministry of Housing Communities and Local Government** – As members will recall, MHCLG 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, MHCLG 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
 - 4.10 We will ensure that the Committee is kept informed of performance against the relevant targets including through the MHCLG’s own data.

4.11 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 MHCLG’s 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 MHCLG website and the key figures are below:

Speed

151a – majors – target 60% (or above) – result = 90.7% (data up to September 2020)

153 – others – target 70% (or above) – result = 88.5% (data up to September 2020)

Quality

152a – majors – target 10% (or below) – result = 6.1% (date up to March 2019)

154 – others – target 10% (or below) – result = 0.8% (date up to March 2019)

5. IMPACT ASSESSMENT – ADDITIONAL INFORMATION

N/A

6. PREVIOUS MINUTES

N/A

7. BACKGROUND PAPERS

Appendix 1 – Appeal Decision – 28 Queens Gardens, Codsall, WV8 2EP

Appendix 2 – Appeal Decision – land adjacent to Codsall Road, Codsall, WV6 9QG

Appendix 3 – Appeal Decision – 26 Dark Lane, Kinver, Stourbridge, DY7 6JA

Appendix 4 – Appeal Decision – 3 Rosemary Road, Cheslyn Hay WS6 7DY

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