

SOUTH STAFFORDSHIRE COUNCIL

PLANNING COMMITTEE – 27th February 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 | 15 th February 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 The Service has appointed two senior planning officers to replace vacant posts created by internal promotion. One post sits within Strategic Planning and the other within Development Management. Both new starters will be in post from the 1st April 2024.

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:
- March 19th 2024 Trees and Arboriculture – Delivered by Gavin Pearce
 - May 21st 2024 Conservation and Heritage – Delivered by Ed Higgins (Senior Conservation Officer)
- 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

| | Decided | In Time | % | With agreed EoT or PPA |
|--------------------|---------|---------|-------|---------------------------|
| Major | 4 | 4 | 100% | 2 |
| Minor | 12 | 11 | 91.6% | 5 |
| Householder | 28 | 28 | 100% | 13 |
| Other | 4 | 3 | 75% | 1 |

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

7.3 A application for “Digital Planning Improvement” funding was submitted in December. Outcome expected imminently.

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:** 21/00561/OUT

Site Address: Seisdon Landfill Site, Ebstree Road, Seisdon, Wolverhampton, Staffordshire, WV5 7ES

Date of Inspectors Decision: 5th February 2024

Decision: Dismissed (Appendix 1)

The development proposed was restoration of landfill site to provide up to 49 lodges with associated parking and landscaping

The main issue were:

- Whether the proposal would be inappropriate development in the Green Belt having regard to the policies in the NPPF;
- The effect of the proposal on the openness of the Green Belt;
- Whether the proposal contributes to meeting identified affordable housing needs within the area of the local planning authority;
- The effect of the proposal on the character and appearance of the local countryside;
- Any other harm;
- Other considerations;
- Other matters;
- If the development is inappropriate, 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 the development within the Green Belt.

The inspector dismissed the appeal noting that the development would be inappropriate in the Green Belt despite the site being considered as brownfield. The inspector apportioned significant weight to the substantial harm to the Green Belt’s openness. Further, moderate weight was afforded to the negative impact of the development in the character and appearance of the local countryside and flooding. The inspector concluded that “the other considerations are not, in my view, the very special circumstances required to counter the harm to the Green Belt and the other matters that I have identified. I find that they fall far short of clearly outweighing that harm”.

8.3 Planning Reference: 22/00727/FUL

Site Address: Saunders Brothers Salvage, Prestwood Drive, Stourton DY7 5QT

Date of Inspectors Decision: 07 February 2024

Decision: Allowed (Appendix 2)

The development is the siting of 31 containers for self-storage

The main issue were:

- whether the proposal is inappropriate development in the Green Belt having regard to the National Planning Policy Framework (the 'Framework') and development plan policies; and
- the effect on the setting of the Stourbridge Canal Conservation Area

This application was discussed at planning committee on the 24th January 2023. Officers recommended refusal and committee members voted in favour of refusal. The inspector allowed the appeal noting that the development was not inappropriate development in the Green Belt and that there would be no detrimental impact in the character and appearance of the area, including the adjacent canal Conservation Area.

9. Quarterly Updates

9.1 Planning Statistics from DLUHC

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

Stats for the rolling 24 month to September 2023

Total (overall) - 92%

Major - 91%

Minor - 91%

Other - 93%

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

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

| | |
|-----------|--|
| Majors | 134 th from 329 authorities |
| Non-Major | 85 th from 329 authorities |

Report prepared by:

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