

SOUTH STAFFORDSHIRE COUNCIL

PLANNING COMMITTEE – 18th July 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 th 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 None to report

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

June 2023	
Applications received	109
Application determined	100
Pre-application enquiries received	9
Pre-application enquiries determined	6

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

7.1 Details on the changes consulted on at the beginning of 2023 with regards to the NPPF are still pending from Central Government.

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: 22/00456/FUL

Site Address: Land adjacent The Manor House, Oaken Lane, Oaken, Wolverhampton WV8 2BD

Date of Inspectors Decision: 14th June 2023

Decision: Dismissed (Appendix 1)

This appeal related construction of new access into a field located off Oaken Lane. Includes the part demolition of a stone boundary wall and hedge and replacements in a new position aligning with the proposed new road access

The main issue was:

- The effect on the character and appearance of the area with regard to the location of the site within the Codsall and Oaken Conservation Area .

The appeal was dismissed as the inspector noted that any public interest by way of highway safety would not outweigh the harm caused by the proposed loss of the wall to the Conservation Area”.

8.3 Planning Reference: 22/00169/FUL

Site Address: Hilton Hall, Hilton Lane, Essington, WOLVERHAMPTON WV11 2BQ

Date of Inspectors Decision: 21 June 2023

Decision: Dismissed (Appendix 2)

This was a planning appeal related to the development proposed “erection of marquee to be used for hosting of events (retrospective application)”

The main issue were:

- Whether the 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;
- The effect of the development on the openness of the Green Belt;
- Whether the development would preserve the Grade I listed Hilton Hall, the Grade I listed Conservatory, and the Grade II listed Coach House and Stable Block or any features of special architectural or historic interest which they possess, including settings;
- The effect of the development on the living conditions of occupiers of neighbouring dwellings and businesses, with particular regard to noise and disturbance; and,
- Would the harm by reason of inappropriateness, and any other harm, be clearly outweighed by other considerations so as to amount to the very special circumstances required to justify the proposal.

The inspector agreed with the officers refusal of retrospective planning consent on all grounds. In terms of Green Belt the inspector noted that the large structure which

diminishes the spatial dimensions of the openness of the Green Belt. With regards to the impact on the Heritage Assets whilst less than substantial harm was concluded the harm was in no way outweighed by any public benefits due to “underlying brevity, vagueness and generality to the evidence”. Turning to amenity to neighbouring residents the inspector agreed that the proposed use of the marquee would likely course adverse impacts by way of excessive noise to nearby residents. The Inspector also noted that the proposed mitigations was unlikely to be effective and reduce the attractiveness of the marquee as a venue in any case.

8.4 In the performance report presented to members on the 25th April section 8.4 of this report referred to a Planning Enforcement Appeal decision related to Land off Micklewood Lane, Penkridge and the dismissed appeal. Since this decision was issued, the applicant has applied to the High Court to have the decision quashed. This procedure is ongoing, members will be kept up to date with progress at the necessary junctures.

8.5 In the performance report presented to members on the 20th June section 8.12 of this report referred to a Planning Enforcement Appeal decision related to Land to the East of Teddesley Road, Penkridge and the allowed appeal. Since this decision was issued the Local Planning Authority has applied to the High Court to have the decision issued by the Planning Inspectorate quashed. At the date of writing this report the LPA had received correspondence that the Secretary of State will not defend the decision and therefore the grant of planning permission will be quashed. The applicant has the right to appeal this conclusion. Members will be kept up to date on proceedings.

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%
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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 124th from 329 authorities

Non-Major 157th from 329 authorities

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