

SOUTH STAFFORDSHIRE COUNCIL

PLANNING COMMITTEE – 18th June 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 | 30 th May 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 We have successfully recruited to the new post, temporary 2-year, Digital Improvement Officer funded by the DLUHC grant. It is hoped the person will be in post from the end of July.

4.2 We are currently advertising for a full-time permanent Senior Planning Officer in Development Management. This is a replacement post following resignation of the current post holder.

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 session has now been scheduled:

- August 20th 2024 Planning Conditions – Delivered by Helen Benbow and Pardip Sharma.

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

| April 2024 | Decided | In Time | % | With agreed EoT or PPA |
|--------------------|---------|---------|-------|------------------------|
| Major | 1 | 1 | 100% | 1 |
| Minor | 15 | 15 | 100% | 12 |
| Householder | 36 | 35 | 97.2% | 17 |
| Other | 12 | 12 | 100% | 8 |

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

7.1 A Written Ministerial Statement was issued on the 15th May 2024 with regards to Solar and Protecting our Food Security and Best and Most Versatile (BMV) Land. This was circulated to members on the 30th May 2024 for consideration.

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:** 23/00766/FUL

Site Address: New Pastures, Husphins Lane, Codsall Wood, Staffordshire WV8 1RN

Date of Inspectors Decision: 07 May 2024

Decision: Dismissed (Appendix 1)

The development proposed is an equestrian storage shed excluding horses.

The main issues were:

- whether the proposal would be inappropriate development in the Green Belt having regard to the Framework and any relevant development plan policies, including considering the effect of the proposal on the openness of the Green Belt and its purposes; and
- if the proposal is found to be inappropriate development, whether any harm by reason 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 noted that the development was inappropriate in the Green Belt given the resultant loss of spacial openness. It was determined that no very special circumstances exist to outweigh this harm.

8.3 **Planning Reference:** 23/00228/FUL.

Site Address: Moorland House, Pattingham Road, Perton, Staffordshire WV6 7HD

Date of Inspectors Decision: 07 May 2024

Decision: Dismissed (Appendix 2)

The development proposed is demolition of existing dwelling and replacement with new 4 bedroom detached dwelling.

The main issues were:

- whether the proposal would be inappropriate development in the Green Belt having regard to the Framework and any relevant development plan policies;
- the effect of the proposal on the openness of the Green Belt;
- the effect of the proposal on the character and appearance of the area; and
- if the proposal would be inappropriate development, whether any harm by reason 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 dismissed the appeal on the basis that the development was inappropriate development in the Green Belt as a result of the scale and mass of the dwelling proposed. Further, due to dominance of the proposed dwelling, inappropriate boundary treatment and the scale of the development the proposal was considered to result in unacceptable harm to the character and appearance of the area. It was determined that no very special circumstances exist to outweigh this harm.

8.4 Planning Reference: 23/00213 FUL

Site Address: 69 Chapel Lane, Codsall, South Staffordshire WV8 2EJ

Date of Inspectors Decision: 7th May 2024

Decision: Allowed (Appendix 3)

The development proposed is the redevelopment of existing dormer bungalow to form replacement dwelling

The main issue was:

- The main issue is the effect of the development on the character and appearance of the street scene.

The inspector considered that as the dwellings varied widely with regards to style, size and age within the street scene that the proposed replacement dwelling would not be detrimental to the character and appearance of the area.

8.5 Planning Reference: 23/00630/HH

Site Address: Granary Cottage, Dark Lane, Cross Green, Wolverhampton WV10 7PN

Date of Inspectors Decision: 7th May 2024

Decision: Allowed (Appendix 4)

The development proposed is extension to provide ground floor lounge and relocated kitchen.

The main issues were:

- whether the proposal is inappropriate development within the Green Belt for the purposes of planning policy set out in the Framework and the development plan;
- the effect on the openness of the Green Belt; and
- 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.

The inspector considered the proposed extension to be appropriate development in the Green Belt despite its scale and mass, a matter of concern for officers. The inspector did not consider the extension to be a disproportionate addition over and above the size of the original building.

8.6 Planning Reference: 23/00414/FUL

Site Address: Land between Standeford Cottage & Holly Cottage, School Lane, Coven, Wolverhampton WV9 5AN

Date of Inspectors Decision: 07 May 2024

Decision: Allowed (Appendix 5)

The development proposed is erection of 1no. new dwelling with associated works.

The main issues were:

- Whether the proposal is inappropriate development in the Green Belt with reference to the National Planning Policy Framework (the Framework) and any relevant development plan policies.
- Whether the site is suitable in relation to the development strategy.
- The effect of the development on the character and appearance of the area.
- Whether the site is suitable in respect of flood risk.

The inspector found that the proposed site was indeed located within a village, despite the location away from the centre of Coven, and as such not inappropriate development in the Green Belt. Further, the inspector did not agree that this was an unsustainable location due to the presence of the public house opposite. The flood risk matters were addressed as part of the appeal and there was found to be no detrimental impact on the character of the area.

8.7 Planning Reference: 23/00723/FUL

Site Address: Finnley Barns, Church Road, Swindon, Staffordshire DY3 4PG

Date of Inspectors Decision: 10 May 2024

Decision: Allowed (Appendix 6)

The development proposed is the erection of an agricultural building for storage of conserved forage crops and machinery.

The main issues were:

- Whether the proposal is inappropriate development in the Green Belt with reference to the National Planning Policy Framework (the Framework) and any relevant development plan policies.
- whether any harm by reason of inappropriateness would be clearly outweighed by other considerations, so as to amount to the very special circumstances required to justify the proposal.

The inspector found that, despite what officers considered to be theoretical proposals for agricultural use of the land, that the evidence was sufficient to ensure the land would be used for the purposes of agriculture. The inspector did not raise concerns either with the scale of the proposed building. As such the proposed development was not considered inappropriate development in the Green Belt.

8.8 Planning Reference: 22/00475/FUL

Site Address: Hawkshutt Farm, Watling Street, Ivetsy Bank ST19 9QU

Date of Inspectors Decision: 21 May 2024

Decision: Dismissed (Appendix 7)

The development proposed is the change of use from agricultural unit to a single 4 bed dwelling house.

The main issue was:

- The main issue is whether the location of the appeal site is suitable for a new dwelling.

The inspector dismissed the appeal noting that the appeal site was unsustainably located as outlined in Core Policy 1. The application site is outside any settlements and would result in reliance of private motor vehicles by future occupiers.

8.9 Planning Reference: 22/01074/FUL

Site Address: Coppice Farm, Cannock Road, Bednall, Staffordshire ST19 5RP

Date of Inspectors Decision: 22 May 2024

Decision: Dismissed (Appendix 8)

The development proposed is the erection of a permanent rural workers dwelling (related to equestrian business) and associated works for the creation of parking.

The main issues were:

- the effect of the proposed development on the openness of the Green Belt;
- the effect of the proposed development on the integrity of the Cannock Chase SAC; and

- whether the harm by reason 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 found the development to be inappropriate development in the Green Belt. The very special circumstances case related to the need for persons to be onsite throughout the night in relation to the agricultural business. However, the inspector noted that it had not been adequately demonstrated that the need for two workers to live on the site was fully warranted.

8.10 Planning Reference: 22/01048/OUT

Site Address: Sweet Turf Boarding Kennels, Slab Lane, little onn Gorse, Staffordshire ST19 5QL

Date of Inspectors Decision: 22 May 2024

Decision: Dismissed (Appendix 9)

The development proposed is the demolition of existing kennel building and change of use and replace with domestic residence.

The main issue was:

- The main issue is whether the appeal site is suitable for a new dwelling.

The inspector dismissed the appeal noting that the appeal site was unsustainably located as outlined in Core Policy 1. The application site is outside any settlements and would result in reliance of private motor vehicles by future occupiers.

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 | 100 th from 329 authorities |
| Non-Major | 83 th from 329 authorities |

Report prepared by:

Helen Benbow

Development Management Team Manager