

CYNGOR SIR POWYS COUNTY COUNCIL.

Planning, Taxi Licensing and Rights of Way Committee

19th July 2023

REPORT AUTHOR: Professional Lead - Planning

**REPORT TITLE: Development Management Performance
- January - March 2023**

REPORT FOR: Information

1. Purpose

1.1 To provide the Committee with a quarterly update on the workload and performance of Development Management (planning applications and planning enforcement).

2. Workload and Performance

2.1 This report details the performance data for Quarter 4 (2022/23) – January to March 2023 - and utilises the statistical information and headline performance indicators that are reported to Welsh Government every quarter.

2.2 Total number of applications received and determined in quarter (all types of application):

	Received	Granted Permission	Refused Permission	Total Determined
Total Q3 22/23	341	242	15	322
Total Q4 22/23	375	264	40	374

2.3 Number of planning applications (all types) received, carried forward, withdrawn, transferred and determined during quarter

	Number
Carried forward from previous quarter	595
Received during the quarter	375
Determined during the quarter	374
Withdrawn by applicant during the quarter	70
Carried forward to the next quarter for determination	524

Commentary: At the start of Q4 in January 2023, there were 595 applications (all types) pending determination and by the end of the quarter this had reduced to 524. This compares to a total of 672 applications at the start of Q1 in April 2022.

2.4 Average time taken to determine planning applications:

	Q3 Oct – Dec 22/23	Q4 Jan – Mar 22/23
Average time to determine major applications (days)	461.0	205
Average time to determine all applications (days)	118.0	134

Commentary: A total of 7 major applications were determined within the quarter and determination periods ranged from 35 days to 867 days. These included the following planning consents:

- a solar array at Heartsease, Knighton;
- reserved matters approval for 24 affordable dwellings in Llandysilio; and
- development of coffee shop with drive thru lane and hotel, with associated highway works, car parking and landscaping at Buttington Cross, Welshpool.

The average time to determine all applications – which includes the major applications - sits outside Welsh Government’s fair category (between 67-112 days) although 252 applications were determined in 112 days or less.

2.5 Percentage of all applications determined within time periods required:

	Q3 Oct – Dec 22/23	Q4 Jan – Mar 22/23
Percentage of all applications determined within time periods required	92.83%	92.99%

Commentary: This performance sits within Welsh Government’s good (highest) category which is set at 80% and includes any time extensions agreed by the applicant in order to allow the applicant the opportunity to remedy applications.

2.6 Percentage of "major" applications determined within time periods required:

	Q3 Oct – Dec 22/23	Q4 Jan – Mar 22/23
Percentage of major applications determined within time periods required	88.9%%	71.4%

Commentary: This performance sits within Welsh Government’s good (highest) category which is set at 60% and includes any time extensions agreed by the applicant order to the allow the applicant the opportunity to remedy applications.

2.7 Percentage of appeals dismissed:

	Q3 Oct – Dec 22/23	Q4 Jan – Mar 22/23
Percentage of appeals dismissed	67%	67%

Commentary: This performance sits within Welsh Government's good (highest) category which is set at 66%. During Q3, 2 out of 3 planning appeals were dismissed by Planning and Environment Decision Wales (PEDW) and this percentage was repeated in Q4 when 6 out of 9 planning appeals were dismissed.

2.7 Enforcement cases investigated and positive action taken

	Q3 Oct – Dec 22/23	Q4 Jan – Mar 22/23
Number of cases investigated in 84 days or less	32	39
Number of cases investigated in more than 84 days	10	12
Total number of enforcement cases investigated	42	51
Average time taken to investigate enforcement cases (in days)	135.0	77

3. Recommendation:

To receive and note the workload and performance data for development management for the quarter 4 reporting period for 2022-23 (Jan 23 – March 23).

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