

CYNGOR SIR POWYS COUNTY COUNCIL.

Planning, Taxi Licensing and Rights of Way Committee

25th April 2024

REPORT AUTHOR: Professional Lead - Planning

REPORT TITLE: Development Management Performance

REPORT FOR: Information

1. Purpose

1.1 To provide the Committee with an 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 the 2023 / 24 for: quarter 1 (April 2023 – June 2023), quarter 2 (July 2023 – Sept 2023) and quarter 3 (Oct 2023 – Dec 2023). It utilises the statistical information and headline performance indicators that are reported to Welsh Government after every quarter. Quarter 4 performance data is yet to be submitted to Welsh Government so data for this period is not included below.

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

	Received	Granted Permission	Refused Permission	Total Determined
Q3 22/23	341	242	15	322
Q4 22/23	375	264	40	374
Q1 23/24	294	190	39	272
Q2 23/24	339	190	32	268
Q3 23/24	302	146	19	207

2.3 Number of planning applications (all types) received, carried forward, withdrawn, transferred and determined during quarter

	Q1 23/24	Q2 23/24	Q3 23/24
Carried forward from previous quarter	524	502	547
Received during the quarter	294	339	302
Determined during the quarter	272	268	207

Withdrawn by applicant during the quarter	44	26	47
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Commentary: Over the three reported quarters, the total number of applications carried forward into the next quarter has remained relatively constant ranging from 502 applications in Q2 to 547 applications in Q3. Similar numbers of applications were also received during each quarter.

2.4 Average time taken to determine planning applications:

Average time in Days to determine:	Q3 Oct – Dec 22/23	Q4 Jan – Mar 22/23	Q1 Apr – Jun 23/24	Q2 Jul – Sep 23/24	Q3 Oct – Dec 23/24
Major applications	461	205	440	430	370
All applications	118	134	159	154	102

Commentary: At a high level, the above table indicates that major applications (i.e. applications for 10 or more dwellings, or applications with a site area greater than 1000 sqm, etc) typically take longer on average to determine in comparison to the average determination time for all applications (i.e. minor, household and major applications, etc).

The average time to determine all applications, including major applications, was 102 days in Q3 of 2023/24 which is within Welsh Government’s fair category (between 67-112 days).

As an example of a major application, planning permission was granted in Q3 of 2023/24 for a major housing development of 69 dwellings in Llandrindod Wells (planning application 22/1706/FUL).

2.5 Percentage of all applications determined within time periods required:

	Q3 Oct – Dec 22/23	Q4 Jan – Mar 22/23	Q1 Apr – Jun 23/24	Q2 Jul – Sep 23/24	Q3 Oct – Dec 23/24
Percentage of all applications determined within time periods required	92.83%	92.99%	90.44%	85%	87%

Commentary: This performance sits within Welsh Government’s good (highest) category which is set at 80%. The performance includes time extensions agreed by the applicant, or their appointed agent, which Officers obtain in order to allow the applicant the opportunity to remedy applications, such as the submission of additional supporting information. For example, Welsh Government updated Planning Policy Wales in October 2023 which introduced the requirement for all planning applications to provide informing green infrastructure statements.

Applications were given the opportunity to provide this additional information which was not previously required.

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

	Q3 Oct – Dec 22/23	Q4 Jan – Mar 22/23	Q1 Apr – Jun 23/24	Q2 Jul – Sep 23/24	Q3 Oct – Dec 23/24
Percentage of major applications determined within time periods required	88.9%	71.4%	83.3%	86%	100%

Commentary: This performance sits within Welsh Government's good (highest) category which is set at 60%. The performance 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	Q1 Apr – Jun 23/24	Q2 Jul – Sep 23/24	Q3 Oct – Dec 23/24
Percentage of appeals dismissed	67% (2 of 3)	67% (6 of 9)	50% (1 of 2)	75% (3 of 4)	83.3% (5 of 6)

Commentary: The Authority's performance for the percentage of planning appeals dismissed in 2023/24 (Q1 – Q3) sits within Welsh Government's good (highest) category which is set at 66%, with the exception of Q1 (April – June) when two planning appeal decisions were made by Planning Environment Decisions Wales (PEDW) with one dismissed and one allowed.

2.7 Planning Enforcement

	Q3 Oct – Dec 22/23	Q4 Jan – Mar 22/23	Q1 Apr – Jun 23/24	Q2 Jul - Sept 23/24	Q3 Oct – Dec 23/24
Number of cases investigated in 84 days or less	32	39	34	18	29
Number of cases investigated in more than 84 days	10	12	10	22	25
Total number of enforcement cases investigated	42	51	44	40	54
Average time taken to investigate enforcement cases (in days)	135.0	77	98	376	278

In addition to the planning enforcement investigations undertaken by the Authority during Q3 of 2023/24, 187 Planning Enforcement cases were closed by the authority. This is an improvement on the 53 cases that were closed in Q1 and the 44 closed in Q2 and reflects the Authority's focus on planning enforcement. Of the total of planning enforcement cases closed in Q3, 178 were found not to be in breach of planning consent, and 9 cases were closed as a result of the Authority taking positive action.

3. Recommendation:

To receive and note the workload and performance data for development management for the period April 2023 to December 2023.

Contact Officer: Peter Morris

Tel: 01597 82773

Email: peter.morris@powys.gov.uk