

Planning Performance Monitoring - Core Indicators Reporting to Planning Committee

Quarter 4 - January to March 2024

1. PURPOSE OF REPORT.

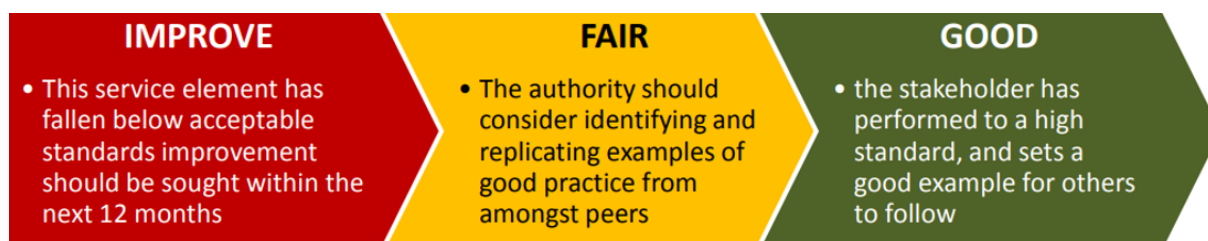
This report serves to update planning committee members on the performance of the Place and Sustainability service, focusing on Development Management and Enforcement, for the last quarter and the entire year.

It's essential to recognise that this report aligns with our commitment to Performance Monitoring and our ongoing dedication to reporting to the Planning Committee. The core indicators outlined herein will contribute to our quarterly performance reporting for the Division.

This report provides a comprehensive overview of Quarter 4 performance from January to March 2024, alongside comparative quarterly and cumulative data for 2022/23.

2. Summary of Performance

The report presents the latest update of a suite of performance indicators for the 4th quarter period between January and March 2024 for the division. It includes headline performance indicators reported nationally to Welsh Government - Indicators 2, 3, 8, 10, 12 and 14 as well as a series of local indicators. Those indicators are included within the Planning Performance Framework and are reported to Welsh Government Annually in the Annual Performance Report. The Framework categorises performance into three categories as follows:



Indicator 2 - (Applications determined) - The planning performance standards set by the Welsh Government were maintained in Q4 with the percentage of all planning applications determined within the agreed time being 92% with a cumulative return of 88% (Welsh Government target 80%). The cumulative figure remains above the Divisional Delivery Plan Target of 85%. The Division has therefore continued to outperform the targets set by the Welsh Government and performance against the indicator is categorised as 'Good'.

Indicator 3 - (Major applications) - Across the 23/24 period, the percentage of major planning applications determined within the target date ranged from 50% to 78% in different quarters with performance generally improving from Quarter 1 to Quarter 4. The cumulative performance of 70% is well above the Welsh Government planning performance standard of 60% and therefore the service performance against the indicator is categorised as 'Good'. However, it falls short of the 80% target outlined in the Divisional Delivery Plan. It is important to note that this target is aspirational, reflecting the division's ambition to contribute to overarching corporate economic objectives.

Indicator 4 - (Minor planning applications) - Demonstrated varying levels of performance throughout the four quarters of the 23/24 period. The percentage of minor planning applications determined within the target date ranged from 79% to 89%. Quarter 4 showcased the highest performance, achieving an impressive rate of 89%, while Quarter 3 recorded the lowest at 79%. Cumulatively, the performance for the entire period stood at 85%, surpassing the 80% target outlined in the Divisional Delivery Plan.

Indicator 5 - (Householder applications) - Across the four quarters of the 23/24 period, the percentage of householder planning applications determined within the target date ranged from 85% to 99%. Quarter 4 exhibited the highest performance at an exceptional rate of 99%, while Quarter 3 had the lowest at 85%. The cumulative performance for the entire period stood at an impressive 92%, exceeding the 90% target in the Divisional Delivery Plan indicating highly satisfactory overall performance in processing householder planning applications.

Indicator 6 - (Other applications) - Throughout the four quarters of the 23/24 period, the proportion of other planning applications processed within the designated timeframe varied from 82% to 93%. Quarter 4 showed the highest result at 93%, while Quarter 3 had the lowest at 82%. Overall, the cumulative performance for the entire period reached 88%, exceeding the 80% target set in the Divisional Delivery Plan.

Indicator 7 - (Statutory pre-applications) - Across the four quarters of the 23/24 period, the percentage of statutory pre-applications planning applications determined within the target date ranged from 24% to 72%. Quarter 2 exhibited the highest performance at 72%, while Quarter 4 had the lowest at 24%. The cumulative performance for the entire period stood at 46%, falling well below the 85% target in the Divisional Delivery Plan, indicating challenges in consistently meeting the set timeframe for statutory pre-applications. When faced with the resource pressures that Local Government is facing workloads must be prioritised and other indicators have taken priority over this particular indicator.

Indicator 8 - (Percentage of Member made decisions against Officer advice) - Across the four quarters, decisions made contrary to officer advice were as follows: 43% in Quarter 1, 10% in Quarter 2, 0% in Quarter 3, and 7% in Quarter 4. The cumulative result is 10% of decisions being made contrary to officer advice, the performance falls within the "Improve" category outlined by Welsh Government.

Indicator 9 - (Validation of Planning Applications) within 5 days of receipt following payment) - Throughout the four quarters, the validation rate of applications within the specified timeframe varied between 42% and 60%. Quarter 2 exhibited the highest validation rate at 56%, while Quarter 1 had the lowest at 42%. The cumulative validation rate for the entire period stood at 53%, indicating that slightly more than half of the applications were validated within the target timeframe. Despite Quarter 2 showing relatively better performance, validating applications within 5 days remains a persistent challenge across all quarters, primarily due to resource capacity limitations, with most applications not meeting the specified timeframe. This is one of the lowest priority areas of work given resource pressures.

Indicator 10 - (Percentage of planning appeals dismissed) - Across the four quarters, the percentage of appeals dismissed varied significantly, ranging from 25% to 100%. Quarter 2 exhibited the lowest dismissal rate at 25%, while Quarter 4 had the highest dismissal rate at 100%. The cumulative dismissal rate for the entire period stood at 70%, falling short of the 75% target in the Divisional Delivery Plan. However, the Welsh Government's rating system would classify the performance against the indicator as 'Good', as the cumulative rate of successful defence at appeal exceeded 66%.

Indicators 11 & 12 - (Appeals determined against officer recommendation and Applications for costs) - One application that received an officer recommendation for approval was refused at the Planning Committee, only to be allowed on appeal. Moreover, costs were awarded against the Local Planning Authority (Indicator 12). This serves as a reminder of the challenges and nuances involved in planning decisions, and it underscores the importance of careful consideration and collaboration between officers, councillors, and other stakeholders to achieve outcomes that align with planning objectives and community interests.

Indicator 14 - (Enforcement cases investigated within 84 days) - Demonstrates a consistent performance across all quarters, with investigation rates ranging from 82% to 86%. This trend suggests continuous improvement from the previous period of 22/23. The cumulative performance for 23/24 is 84%, meeting the Divisional Delivery Plan Target of 80% demonstrating the authority's commitment to addressing alleged breaches of planning control promptly. According to the Welsh Government rating system, the performance falls within the 'Good' category against the indicator, as 80% or more of the applications were investigated within 84 days.

Indicator 15 - (The average number of days taken to investigate enforcement cases) - There is a notable improvement in the average investigation time from 22/23 to 23/24 across all quarters. Quarter 4 of 23/24 stands out at 49 days with a substantial decrease in the average investigation time compared to other quarters. The cumulative average investigation time for 23/24 is significantly below the target of 84 days, standing at 72 days, reflecting improved efficiency in handling enforcement cases. Overall, this measure indicates a positive trend towards meeting the target of 84 days for investigating enforcement cases. The significant reduction in average investigation time in 23/24 demonstrates enhanced efficiency in investigating alleged breaches of planning control within the specified timeframe.

3. Performance Indicators

The report identifies an extensive set of core performance monitoring indicators which will form part of the future monitoring of the planning services performance. These include both “National Indicators” prescribed by the Welsh Government and those identified by this Council.

The indicators seek to clearly convey performance to the committee and will along with other performance measures see a continued focus on performance improvement. The indicators reflect and include a range of areas of the planning service including determination of planning applications, enforcement, pre-applications, and appeals.

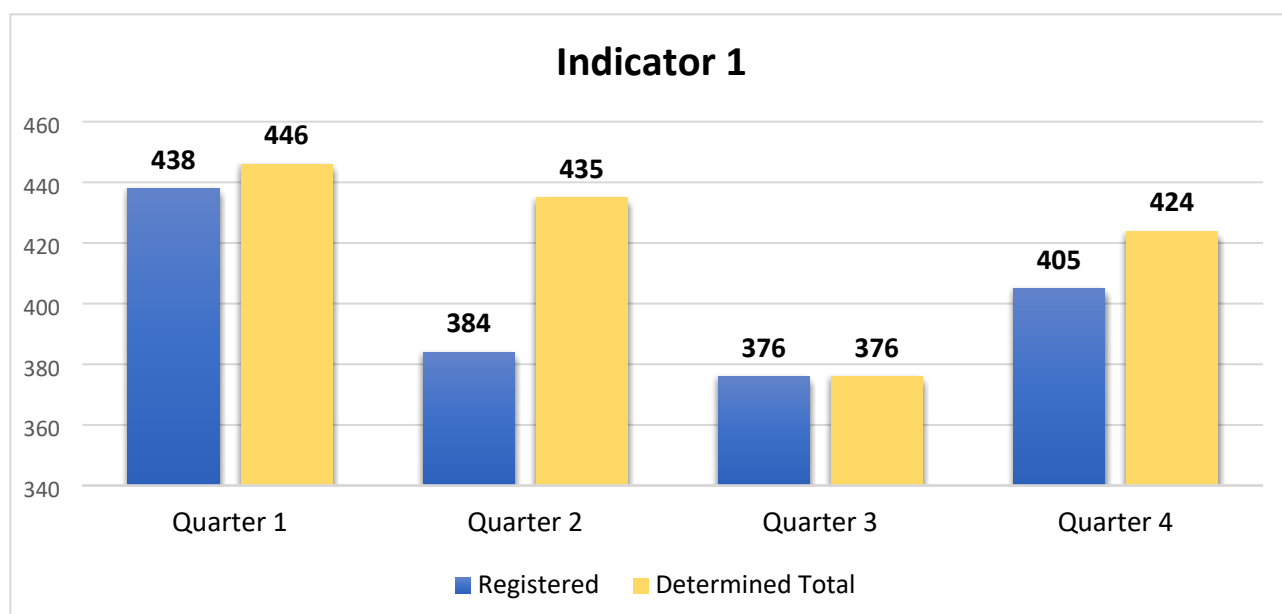
Performance Statistics Development Management - Planning Applications	
Indicator 1	Number of Planning Applications registered against applications determined
Indicator 2	Percentage of all planning applications determined within target date (PLA/018 - 85% target) - National Indicator
Indicator 3	Major Planning Applications determined within target date. (PLA/009 - 80% target)
Indicator 4	Minor Planning Applications determined within target date. (PLA/011 - 80% target)
Indicator 5	Householder Applications determined within target date. (PLA/009 - 90% target)
Indicator 6	Other Applications determined within target date. (PLA/024 - 80% target)
Indicator 7	Statutory Pre-Applications determined within target date. (PLA/014 - 85% target)
Indicator 8	Percentage of Member made decisions against Officer advice
Indicator 9	Validation of Applications Received (5 days of receipt) (PLA/015 - 100% target)
Performance Statistics Development Management - Appeals	
Indicator 10	Percentage of planning appeals dismissed. (PLA/019 - 75% target) - National Indicator
Indicator 11	Appeals determined against officer recommendation
Indicator 12	Applications for costs at Section 78 appeal upheld
Performance Statistics Development Management - Enforcement	
Indicator 13	Enforcement Complaints registered
Indicator 14	Percentage of closed enforcement cases investigated within 84 days. (PLA/021 - 80% target) - National Indicator
Indicator 15	Average time taken to investigate enforcement cases - National Indicator (Target - 84 days)

Performance Statistics Development Management - Planning Applications

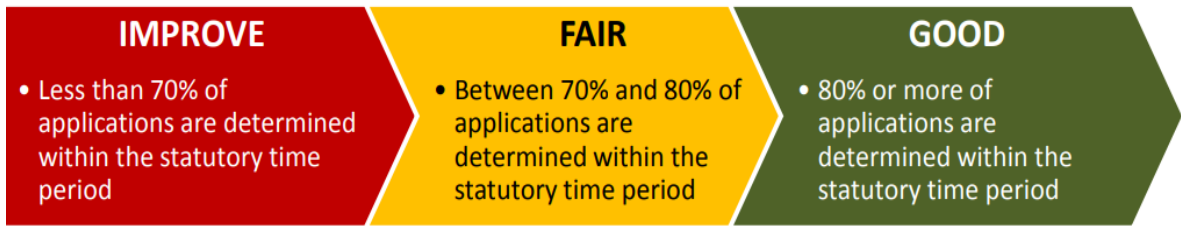
Indicator 1	Number of Planning Applications registered against applications determined
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This indicator contains all planning application types and compares the number determined against those registered per month.

Period	Registered Total	Determined Total
22/23		
Quarter 1	443	461
Quarter 2	452	401
Quarter 3	449	415
Quarter 4	443	454
<i>Cumulative</i>	1787	1731
23/24		
Quarter 1	438	446
Quarter 2	384	435
Quarter 3	376	376
Quarter 4	405	424
<i>Cumulative</i>	1603	1681



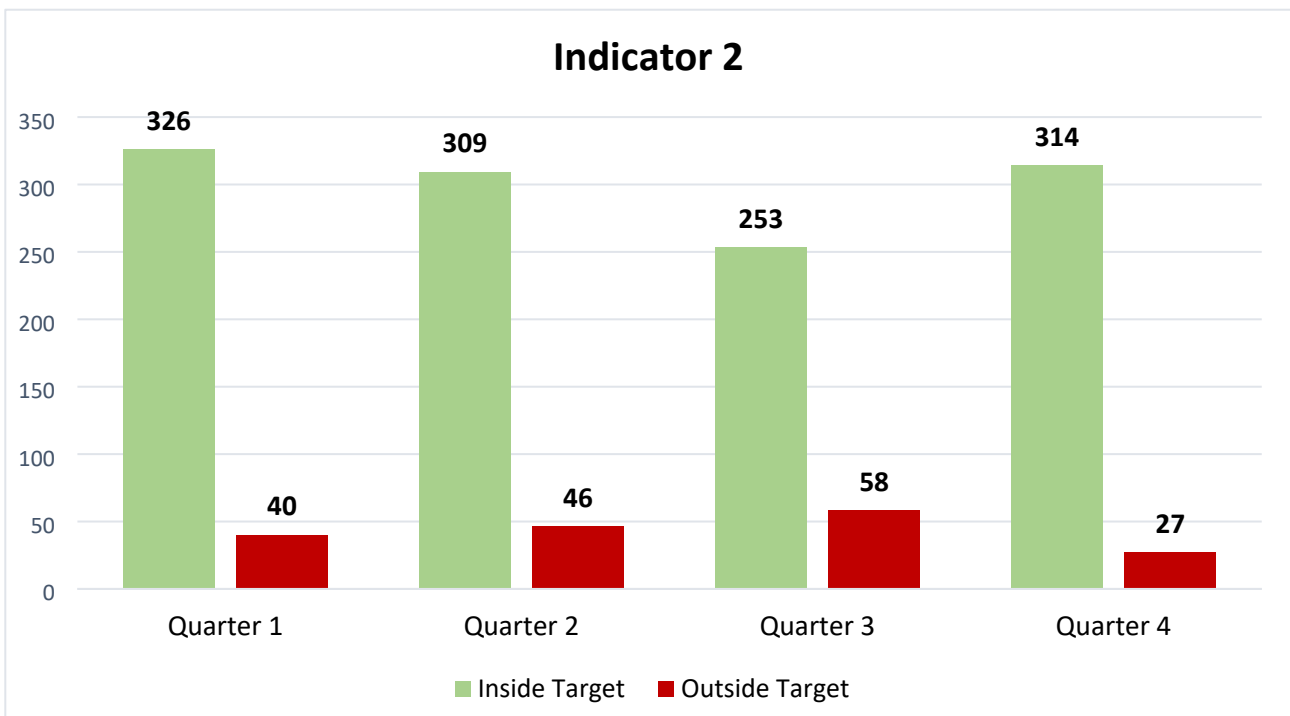
Indicator 2 Percentage of ALL planning applications determined within target date (PLA/018 indicator collected nationally) - Target = 85%



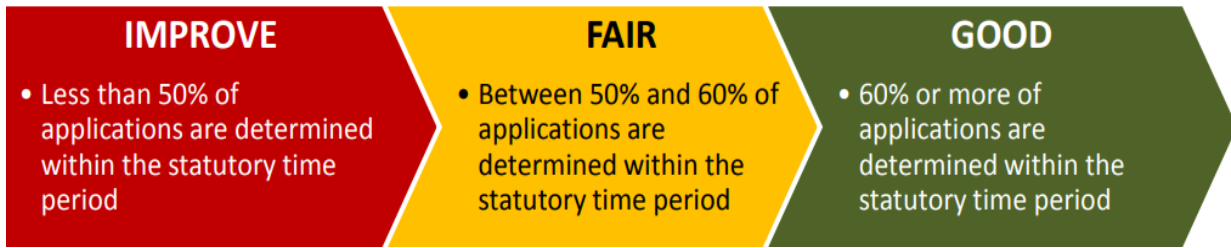
The indicator measures the number and percentage of applications determined within the target time. (The totals exclude certain application types as directed by Welsh Government.)

Period	Total No of Apps	Inside Target	Outside Target	Inside Target %	Outside Target %
22/23					
Quarter 1	392	358	34	91%	9%
Quarter 2	336	291	45	87%	13%
Quarter 3	362	331	31	91%	9%
Quarter 4	378	327	51	87%	13%
Cumulative	1468	1307	161	89%	11%
23/24					
Quarter 1	366	326	40	89%	11%
Quarter 2	355	309	46	87%	13%
Quarter 3	311	253	58	81%	19%
Quarter 4	341	314	27	92%	8%
Cumulative	1373	1202	171	88%	12%

Applications excluded from the Welsh Government Development Management Quarterly Survey:- Hazardous Substances, LDO – Commencement Notice Approval, Applications for Tree Works to TPO or in Conservation Areas, Prior Notifications, Non-Material Amendments, Demolition in a Conservation Area, Hedgerow Removal Notices, Electricity Notifications.



Indicator 3	Major Planning Applications determined within target date. Target = 80%
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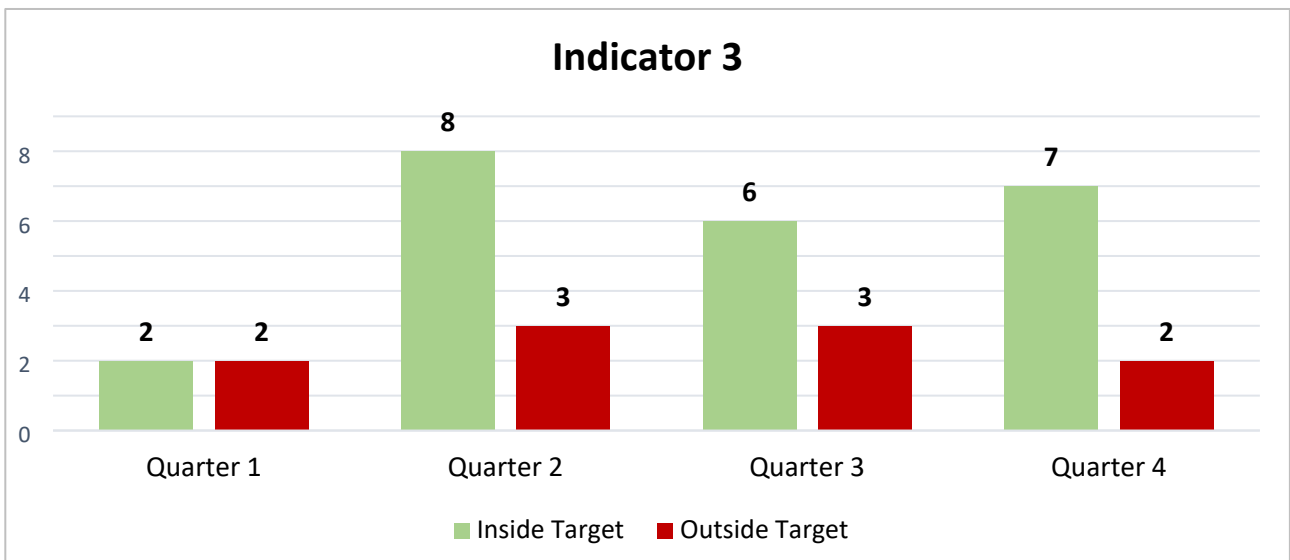


The indicator measures the number and percentage of major planning applications determined within the target time.

Major Applications definition:-

- a proposal to erect 10 or more dwellings (including flats)
- where the number of dwellings is not known (outline), the application site exceeds 0.5 hectares
- where the application site exceeds 1 hectare
- where proposed buildings/extensions create a floor area exceeding 1000 square metres
- winning and working of minerals
- waste development

Period	Total No of Apps	Inside Target	Outside Target	Inside Target %	Outside Target %
22/23					
Quarter 1	8	6	2	75%	25%
Quarter 2	9	5	4	56%	44%
Quarter 3	4	4	0	100%	0%
Quarter 4	8	6	2	75%	25%
<i>Cumulative</i>	29	21	8	72%	28%
23/24					
Quarter 1	4	2	2	50%	50%
Quarter 2	11	8	3	73%	27%
Quarter 3	9	6	3	67%	33%
Quarter 4	9	7	2	78%	22%
<i>Cumulative</i>	33	23	10	70%	30%

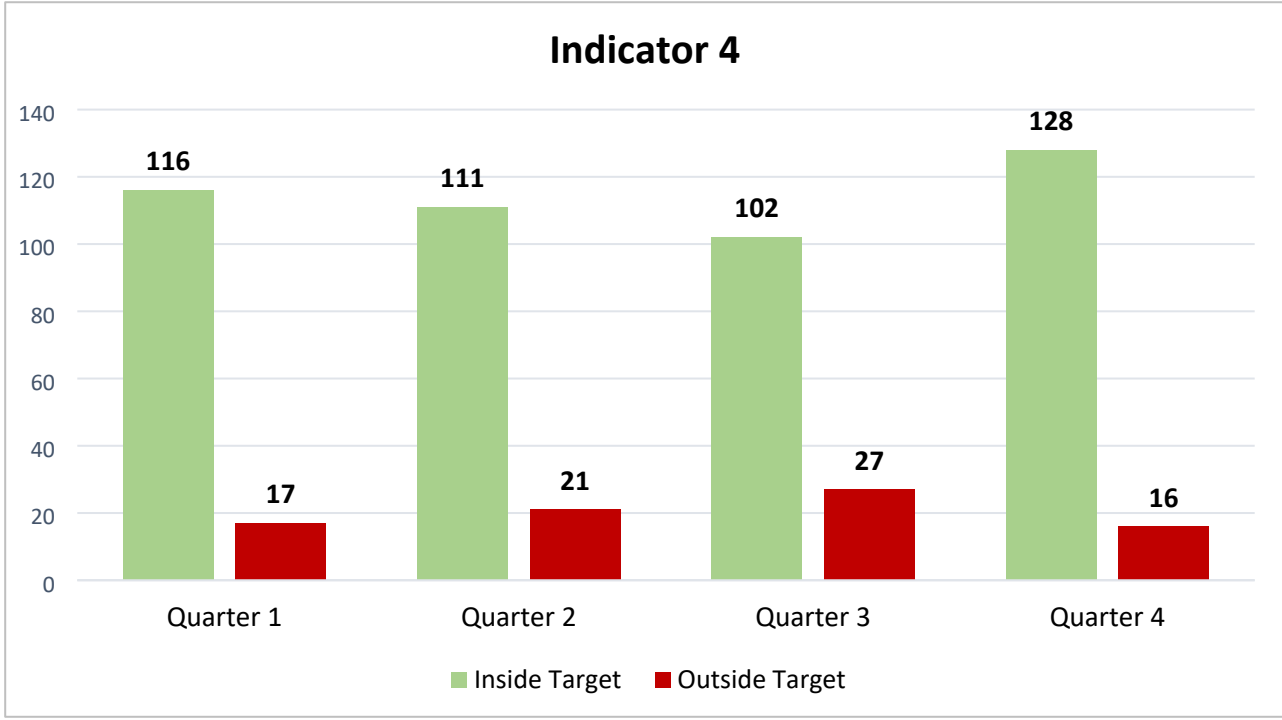


Indicator 4	Minor Planning Applications determined within target date Target = 80%
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The indicator measures the number and percentage of Minor applications determined within the target time.

Minor planning applications include applications where they fall below the level of a major application but exclude householder and other applications captured under Indicators 5 and 6 below.

Period	Total No of Apps	Inside Target	Outside Target	Inside Target %	Outside Target %
22/23					
Quarter 1	151	131	20	87%	13%
Quarter 2	146	126	20	86%	14%
Quarter 3	163	143	20	88%	12%
Quarter 4	176	144	32	82%	18%
<i>Cumulative</i>	636	544	92	86%	14%
23/24					
Quarter 1	133	116	17	87%	13%
Quarter 2	132	111	21	84%	16%
Quarter 3	129	102	27	79%	21%
Quarter 4	144	128	16	89%	11%
<i>Cumulative</i>	538	457	81	85%	15%

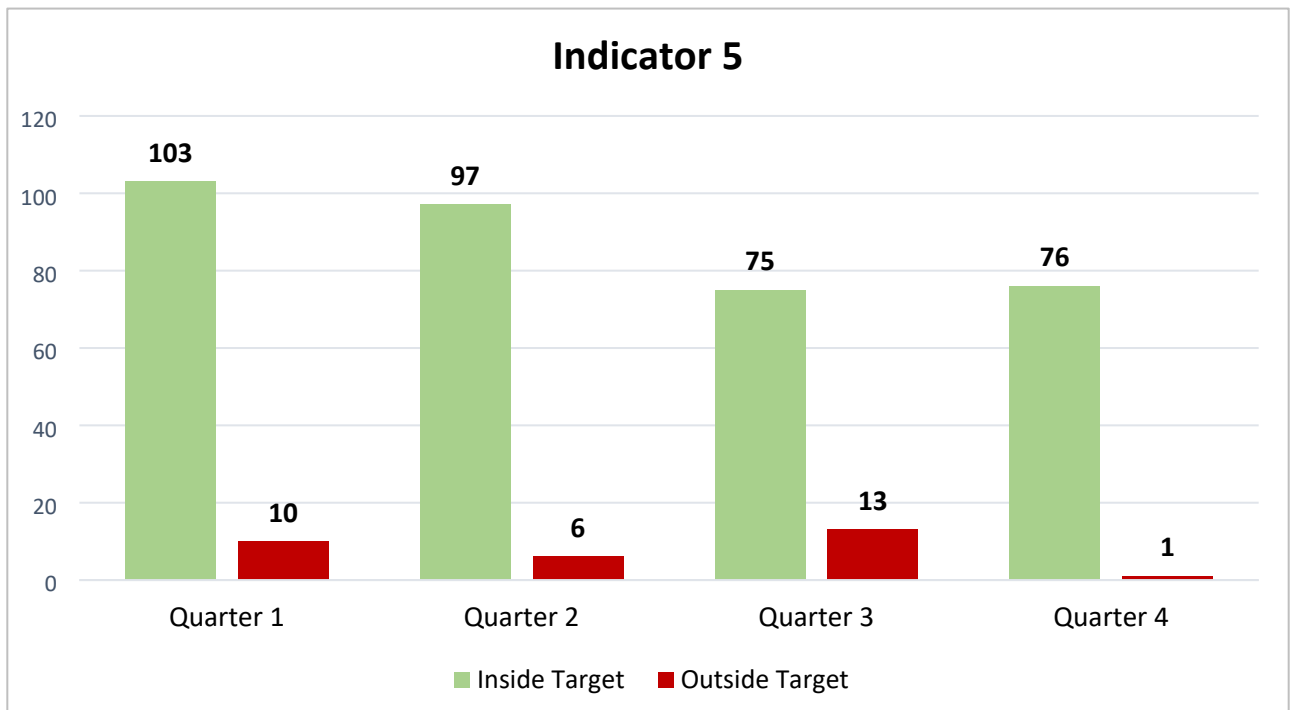


Indicator 5	Householder Applications determined within target date. Target = 90%
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The indicator measures the number and percentage of householder applications determined within the target time.

Householder applications include: Extensions, Conservatories. Loft conversions, Dormer windows, Garages, car ports, and Outbuildings

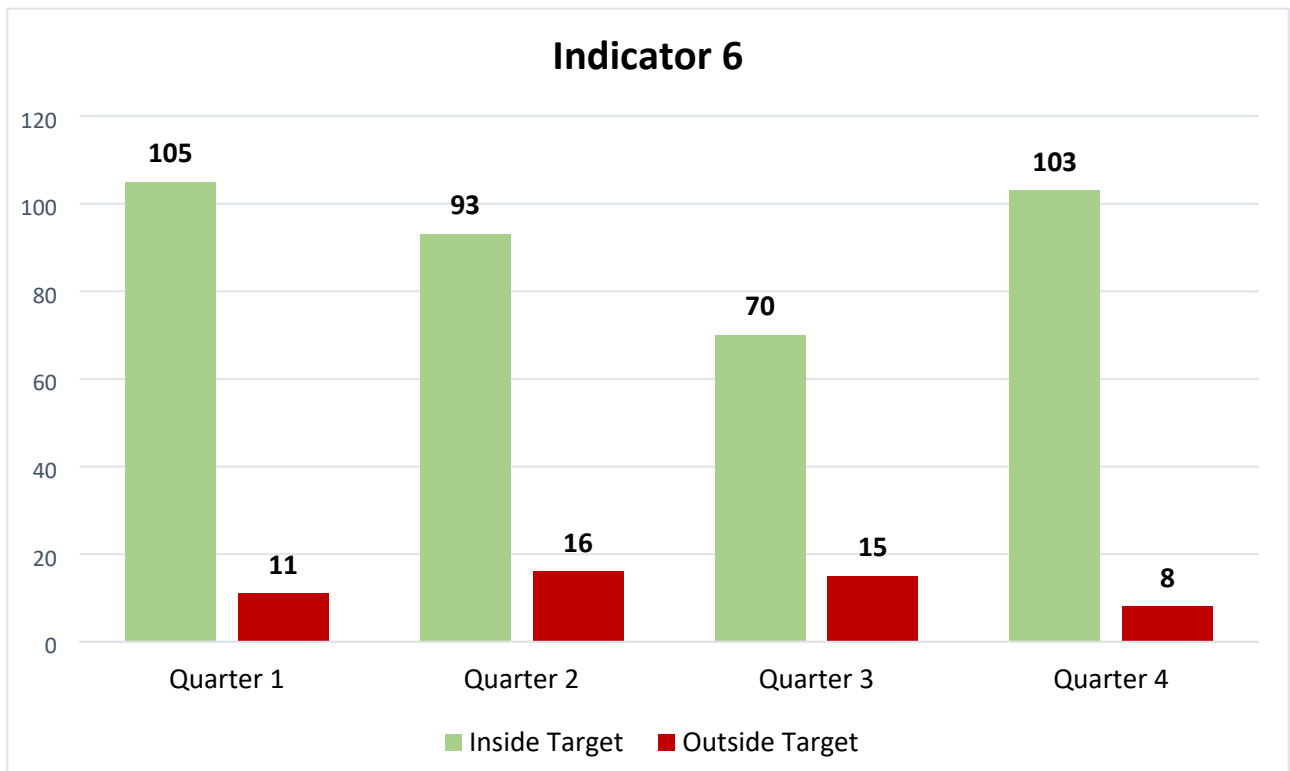
Period	Total No of Apps	Inside Target	Outside Target	Inside Target %	Outside Target %
22/23					
Quarter 1	122	120	2	98%	2%
Quarter 2	105	97	8	92%	8%
Quarter 3	110	105	5	95%	5%
Quarter 4	97	89	8	92%	8%
<i>Cumulative</i>	434	411	23	95%	5%
23/24					
Quarter 1	113	103	10	91%	9%
Quarter 2	103	97	6	94%	6%
Quarter 3	88	75	13	85%	15%
Quarter 4	77	76	1	99%	1%
<i>Cumulative</i>	381	351	30	92%	8%



Indicator 6	Other Applications determined within target date Target = 80%
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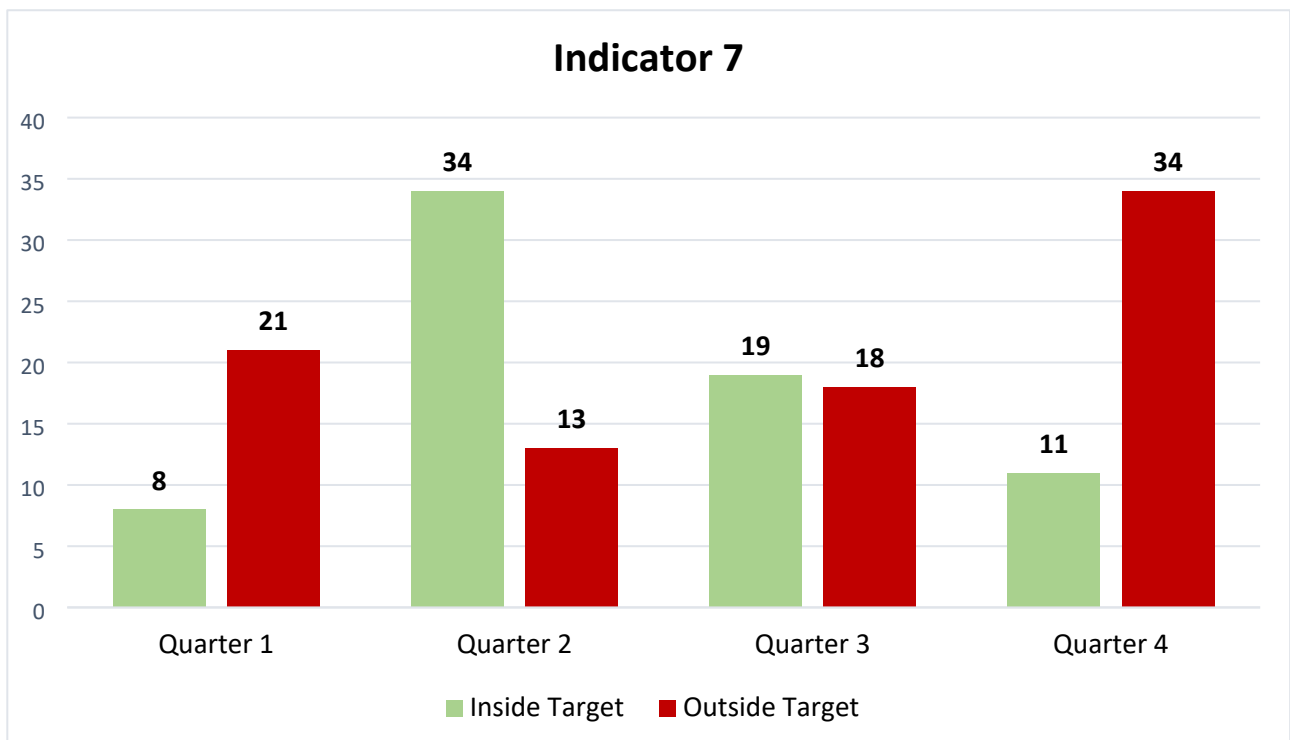
Application types included: Advertisement Consent, Listed Building Consent, Certificates of Lawfulness, Renewals, Removal / Variation on Condition(s)

Period	Total No of Apps	Inside Target	Outside Target	Inside Target %	Outside Target %
22/23					
Quarter 1	111	101	10	91%	9%
Quarter 2	76	63	13	83%	17%
Quarter 3	85	79	6	93%	7%
Quarter 4	97	88	9	91%	9%
<i>Cumulative</i>	369	331	38	90%	10%
23/24					
Quarter 1	116	105	11	91%	9%
Quarter 2	109	93	16	85%	15%
Quarter 3	85	70	15	82%	18%
Quarter 4	111	103	6	93%	7%
<i>Cumulative</i>	421	371	50	88%	12%

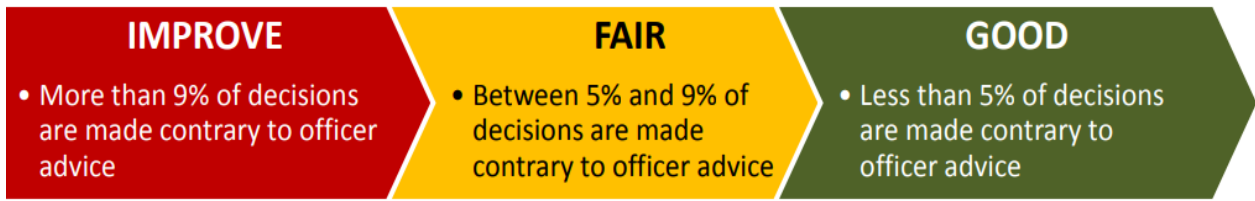


Indicator 7	Statutory Pre-Applications determined within target date Target = 85%
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Period	Total No of Apps	Inside Target	Outside Target	Inside Target %	Outside Target %
22/23					
Quarter 1	49	20	29	41%	59%
Quarter 2	50	17	33	34%	66%
Quarter 3	53	20	33	38%	62%
Quarter 4	46	16	30	35%	65%
<i>Cumulative</i>	198	73	125	37%	63%
23/24					
Quarter 1	29	8	21	28%	72%
Quarter 2	47	34	13	72%	28%
Quarter 3	37	19	18	51%	49%
Quarter 4	45	11	34	24%	76%
<i>Cumulative</i>	158	72	86	46%	54%



Indicator 8	Percentage of Member made decisions against Officer advice
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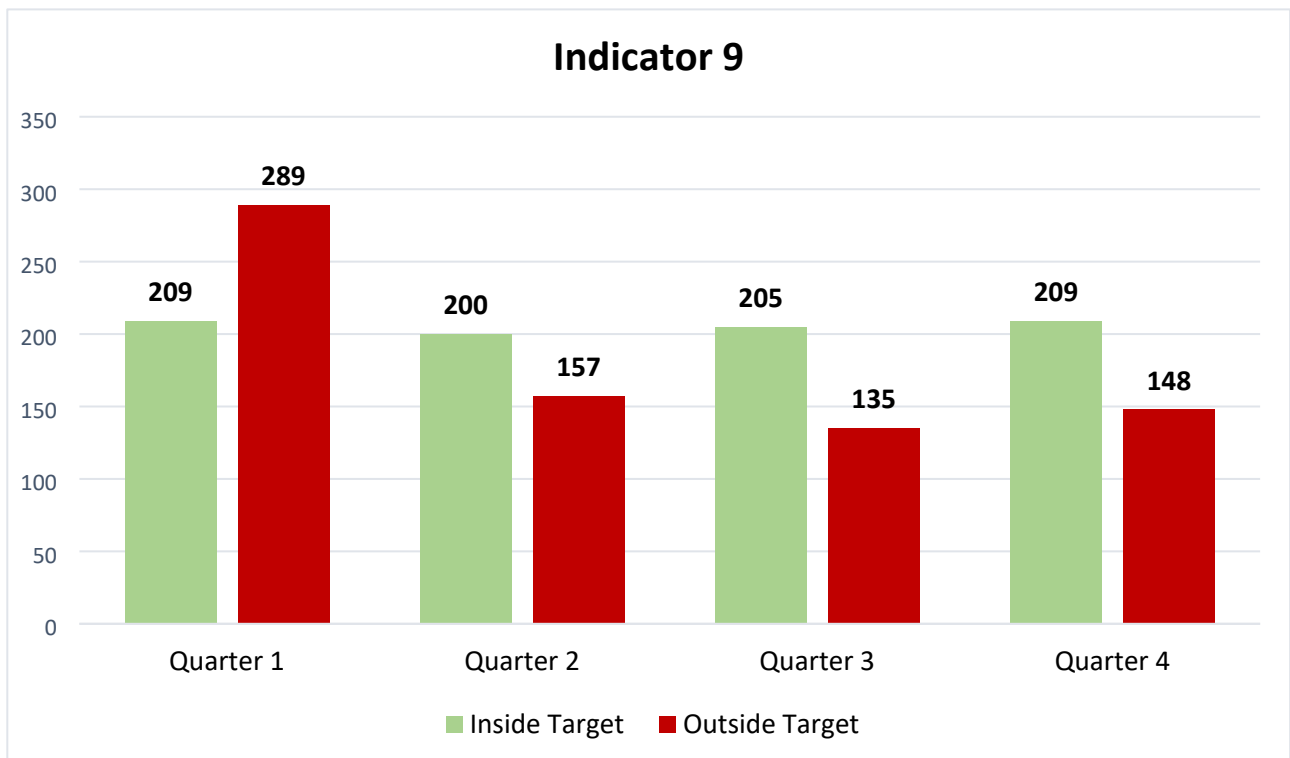
The indicator identifies those applications determined contrary to the officer's recommendation at Planning Committee.

Period	Granted following officer recommendation to Refuse	Refused following officer recommendation to Approve	Total %
22/23			
Quarter 1	1 (PL/03034)	0	0
Quarter 2	0	0	0
Quarter 3	1 (PL/04526)	0	3.4
Quarter 4	1 (PL/04504)	0	5.7
23/24			
Quarter 1 7	3 (PL/04946) (PL/04739) (PL/05786)	0	43%
Quarter 2 10	0	1 (PL/05250)	10%
Quarter 3 17	0	0	0
Quarter 4 15	1 (PL/04027)	0	7%
Cumulative	4	1	10%

Indicator 9	Validation of Planning Applications (within 5 days of receipt following payment). Target = 100%
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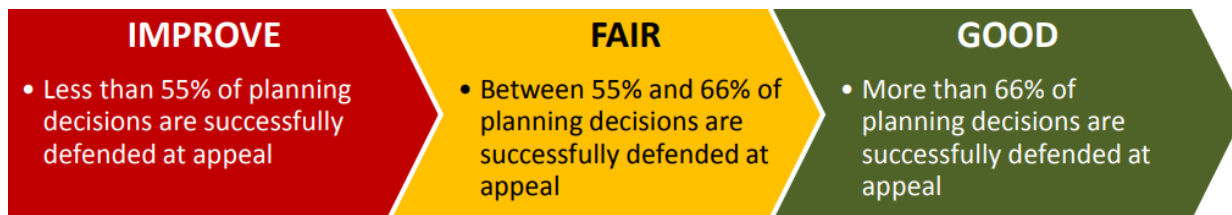
Note: The collection of data in monitoring performance in relation to validation has been subject to revision - consequently this represents the first set of monitoring outcomes with ongoing performance and trends to be monitored.

Period	Total No of Apps	Inside Target	Outside Target	Inside Target %	Outside Target %
22/23					
Quarter 1	432	269	163	62%	38%
Quarter 2	429	288	141	67%	33%
Quarter 3	423	255	168	60%	40%
Quarter 4	418	267	151	64%	36%
<i>Cumulative</i>	1702	1079	623	63%	37%
23/24					
Quarter 1	498	209	289	42%	58%
Quarter 2	357	200	157	56%	44%
Quarter 3	340	205	135	60%	40%
Quarter 4	357	209	148	59%	41%
<i>Cumulative</i>	1552	823	729	53%	47%



Performance Statistics Development Management - Appeals

Indicator 10 Percentage of planning appeals dismissed. (PLA/019 indicator collected nationally). **Target = 75%**



Period	Total No of Appeals	Total Dismissed	Total % Dismissed
22/23			
Quarter 1	6	3	50%
Quarter 2	9	7	78%
Quarter 3	14	12	86%
Quarter 4	10	4	40%
Cumulative	39	26	67%
23/24			
Quarter 1	11	8	73%
Quarter 2	4	1	25%
Quarter 3	5	3	60%
Quarter 4	7	7	100%
Cumulative	27	19	70%

Indicator 11

Appeals determined against officer recommendation

Identifies the outcome of appeals lodged where they are because of a decision taken contrary to an officer recommendation.

Period	Total No of Appeals	Granted following officer recommendation to Refuse	Refused following officer recommendation to Approve
22/23			
Quarter 1	0	-	-
Quarter 2	0	-	-
Quarter 3	0	-	-
Quarter 4	0	-	-
23/24			
Quarter 1	1	0	1 (PL/00489) - Allowed
Quarter 2	0	0	0
Quarter 3	0	0	0
Quarter 4	0	0	0
Cumulative	1	0	1

Indicator 12

Applications for costs at Section 78 appeal upheld



No costs for Quarter 2, 3, and 3.

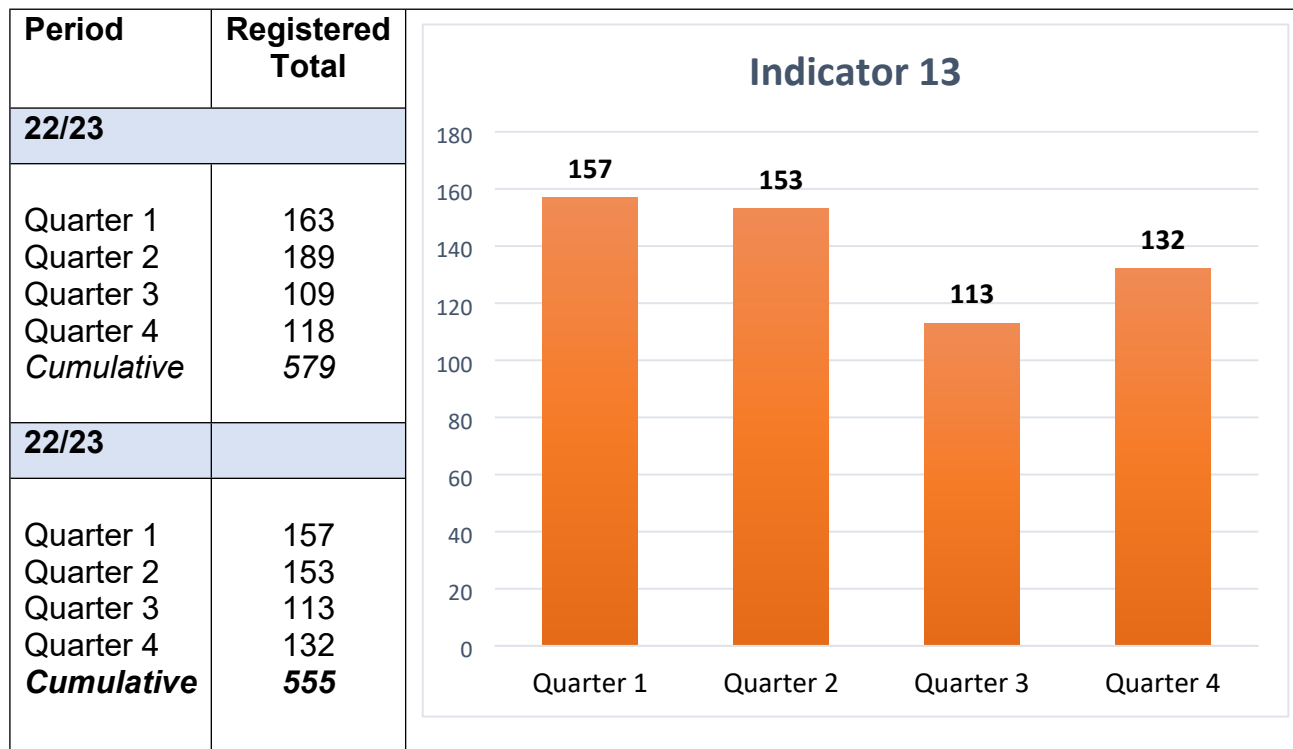
Award of costs against the Local Planning Authority Quarter 1 = **£6,100** (PL/00489)

Note: Members are reminded in reaching a decision of the requirements under the 'Code of Conduct for Councillors and Officers in Planning Matters' and to be aware of the implications including financial of that decision.

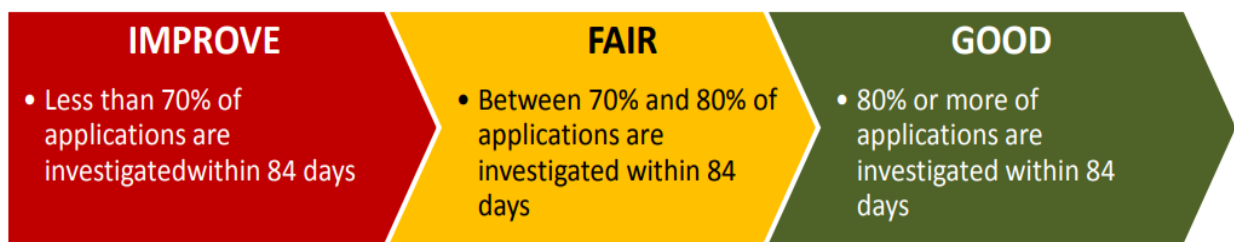
Performance Statistics Development Management - Enforcement

Indicator 13	Enforcement Complaints registered
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Identifies the quarterly number of enforcement complaints registered.

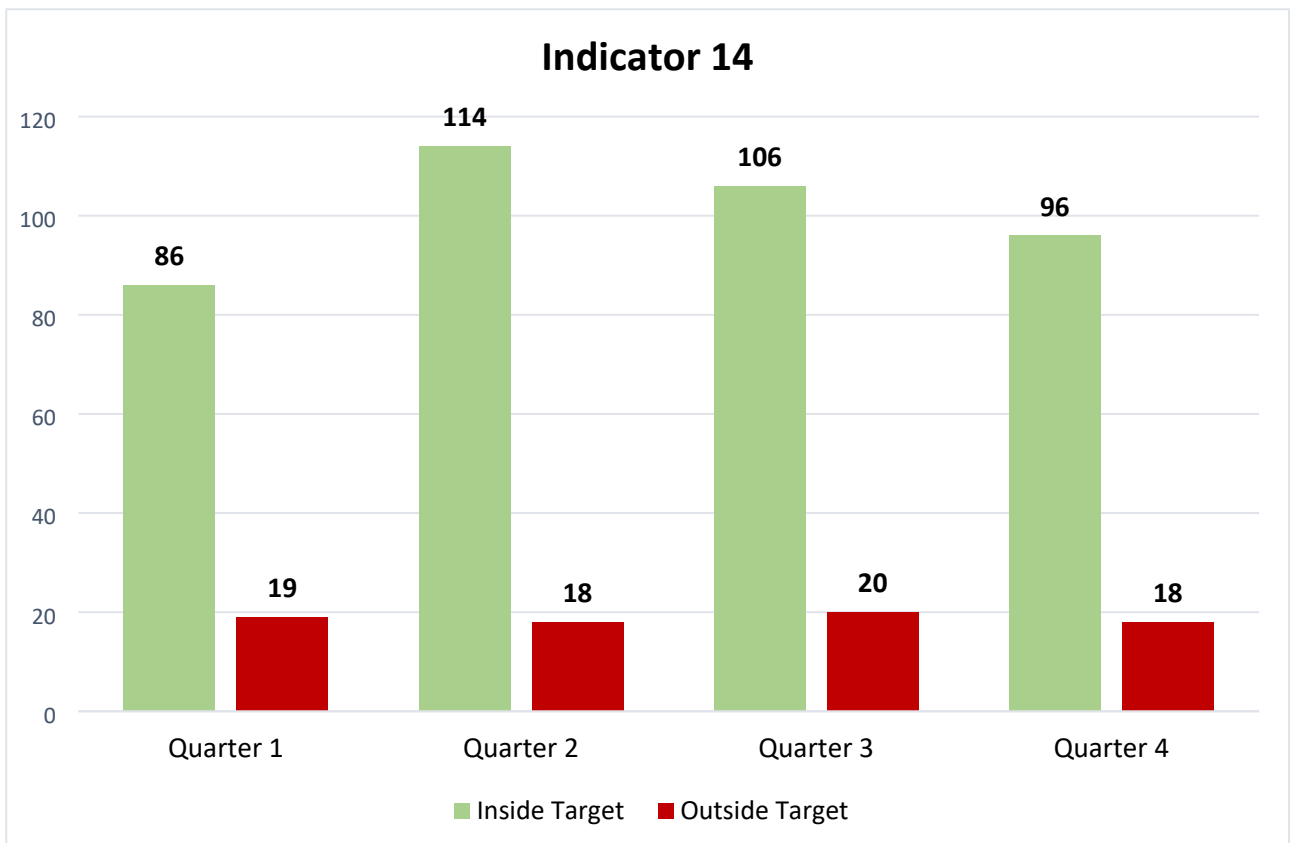


Indicator 14 Percentage of closed enforcement cases investigated within 84 days.
Target = 80%



Note: 'Investigated' means that the authority has considered the alleged breach of planning control and advised the complainant of the outcome of their investigation.

Period	Total No of Cases	Inside Target	Outside Target	Inside Target %	Outside Target %
22/23					
Quarter 1	166	90	76	54%	46%
Quarter 2	156	118	38	76%	24%
Quarter 3	114	80	34	70%	30%
Quarter 4	105	84	21	80%	20%
<i>Cumulative</i>	541	372	169	69%	31%
23/24					
Quarter 1	105	86	19	82%	18%
Quarter 2	132	114	18	86%	14%
Quarter 3	126	106	20	84%	16%
Quarter 4	114	96	18	84%	16%
<i>Cumulative</i>	477	402	75	84%	16%



Indicator 15

Average time taken to investigate enforcement cases (in days).
Target: 84 days

Period	Average no of days
22/23	
Quarter 1	283
Quarter 2	124
Quarter 3	198
Quarter 4	93
Cumulative	175
23/24	
Quarter 1	75
Quarter 2	79
Quarter 3	86
Quarter 4	49
Cumulative	72

