

# Planning Performance Monitoring - Core Indicators Reporting to Planning Committee

## Quarter 1 - April to June 2024

### 1. PURPOSE OF REPORT.

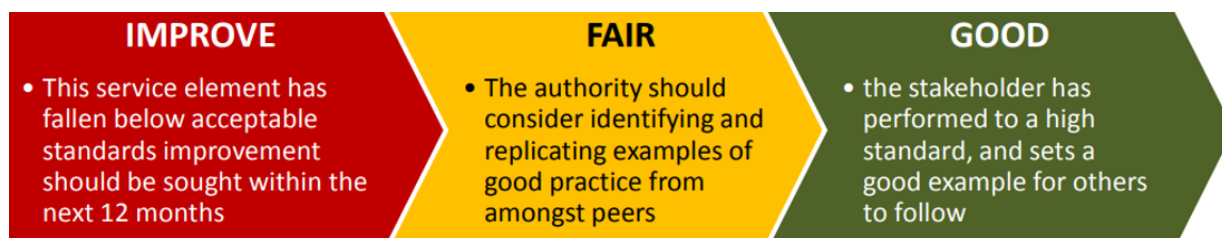
This report serves to update planning committee members on the performance of the Place and Sustainability service, focusing on Development Management and Enforcement, for the first quarter of 2024-25.

It's essential to recognise that this report aligns with our commitment to Performance Monitoring and 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 1 performance from April to June 2024, alongside comparative quarterly and cumulative data for 2023/24.

### 2. Summary of Performance

The report presents the latest update of a suite of performance indicators for the 1<sup>st</sup> quarter period between April and June 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. National indicators are included within the Planning Performance Framework and are reported to Welsh Government Annually in the Annual Performance Report. The Performance Framework categorises performance into three categories as follows:



#### Indicator 2 - Applications determined within target

*Welsh Government Target (80%) - Divisional Delivery Plan Target (85%)*

The performance in Q1 maintains the high standards observed in the previous year, showing consistency in meeting and exceeding targets. With 91% of applications processed within the target period it places the performance solidly in the 'GOOD' category. Having the capacity to maintain this level of performance is critical in ensuring the Division consistently meets its statutory obligations and targets, thereby enhancing overall efficiency and effectiveness of the service.

### **Indicator 3 - Major applications**

*Welsh Government Target (60%) - Divisional Delivery Plan Target (80%)*

The performance for Quarter 1 demonstrates an outstanding level of efficiency, with 100% of applications processed within the statutory period. This performance exceeds both the Welsh Government target of 60% and the Divisional Delivery Plan target of 80%, placing it firmly in the GOOD category. However, it must be noted that the performance relates to a single application, highlighting the danger of focussing on percentages especially where there are small numbers involved.

### **Indicator 4 - Minor planning applications**

*Divisional Delivery Plan Target (80%)*

The performance for Q1 shows a robust start with 90% of minor planning applications determined within the target date, exceeding the Divisional Delivery Plan target of 80%. This performance is consistent with the high standard demonstrated in 23/24, where the cumulative performance was 85%.

### **Indicator 5 - Householder applications**

*Divisional Delivery Plan Target (90%)*

The performance for Q1 demonstrates an impressive start with 96% of householder applications determined within the target date, surpassing the Divisional Delivery Plan target of 80%. This achievement not only maintains but improves upon the high efficiency seen in 23/24, where the cumulative performance was 92%. Householder applications are a high priority for the division as this type of development supports the SME construction sector.

### **Indicator 6 - Other applications**

*Divisional Delivery Plan Target (80%)*

The performance for Q1 shows a steady start with 87% of 'other' applications determined within the target date, meeting the Divisional Delivery Plan target of 80%. This level of achievement is consistent with the standard demonstrated in 23/24, where the cumulative performance was 88%.

### **Indicator 7 - Statutory pre-applications**

*Divisional Delivery Plan Target (80%)*

The performance for Q1 highlights a significant challenge, with only 27% of statutory pre-applications determined within the target date, falling well below the Divisional Delivery Plan target of 80%. This performance mirrors the difficulties seen in 23/24, where the cumulative performance was 46% with only 24% performance in Q4 of 23/24. Resource pressures have required prioritisation of application types and statutory pre-applications have been afforded a lower priority than other types of applications. Addressing resource pressures will be essential if we are to improve performance in this area.

### **Indicator 8 - Percentage of Member made decisions against Officer advice**

*Welsh Government Target (<5%)*

The analysis of decisions made by planning committees against officer advice reveals varying percentages across quarters in 23/24, with a cumulative rate of 10% for the year. Quarter 1 shows no decisions made against officer advice. Monitoring these trends helps in ensuring consistency in planning outcomes.

### **Indicator 9 - Validation of Planning Applications within 5 days of receipt following payment**

*Divisional Delivery Plan Target (85%)*

Q1 demonstrated improvement, achieving a 70% validation rate within the target timeframe, though it fell well short of the 85% target. Resource pressures persistently affect operational efficiencies in this area, underscored by its lower priority status. Comparing Q1 with the periods in 23/24 reveals progress despite ongoing resource challenges.

### **Indicator 10 - Percentage of planning appeals dismissed**

*Welsh Government Target (66%) – Divisional Delivery Plan Target (75%)*

Q1 showed a dismissal rate of 67% for planning appeals, which categorises it as 'GOOD' according to the Welsh Government's criteria, where more than 66% of planning decisions should be successfully defended at appeal. Despite this positive rating based on WG criteria, there is improvement needed to meet the Divisional Delivery Plan Target of 75%, although due to the relatively small numbers the % can be subject to quite significant deviations.

### **Indicators 11 & 12 - Appeals determined against officer recommendation and Applications for costs**

There were none in Q1.

### **Indicator 14 - Enforcement cases investigated within 84 days**

*Welsh Government & Divisional Delivery Plan Target (80%)*

In Q1 we achieved an 84% performance in relation to enforcement cases investigated within 84 days, which aligns with the 'GOOD' rating according to the Welsh Government's criteria. This performance meets the Divisional Delivery Plan Target of 80%. Comparison with the previous year (23/24), which had a cumulative annual average of 84% within target, shows consistent performance in maintaining timely investigations.

### **Indicator 15 - The average number of days taken to investigate enforcement cases**

In Q1 we recorded an average of 92 days to investigate enforcement cases. In comparison, the previous year (23/24) showed varying performance across quarters, with an overall cumulative average of 72 days. Addressing the factors contributing to extended investigation times will be crucial in meeting established targets and ensuring prompt regulatory compliance.

### 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.

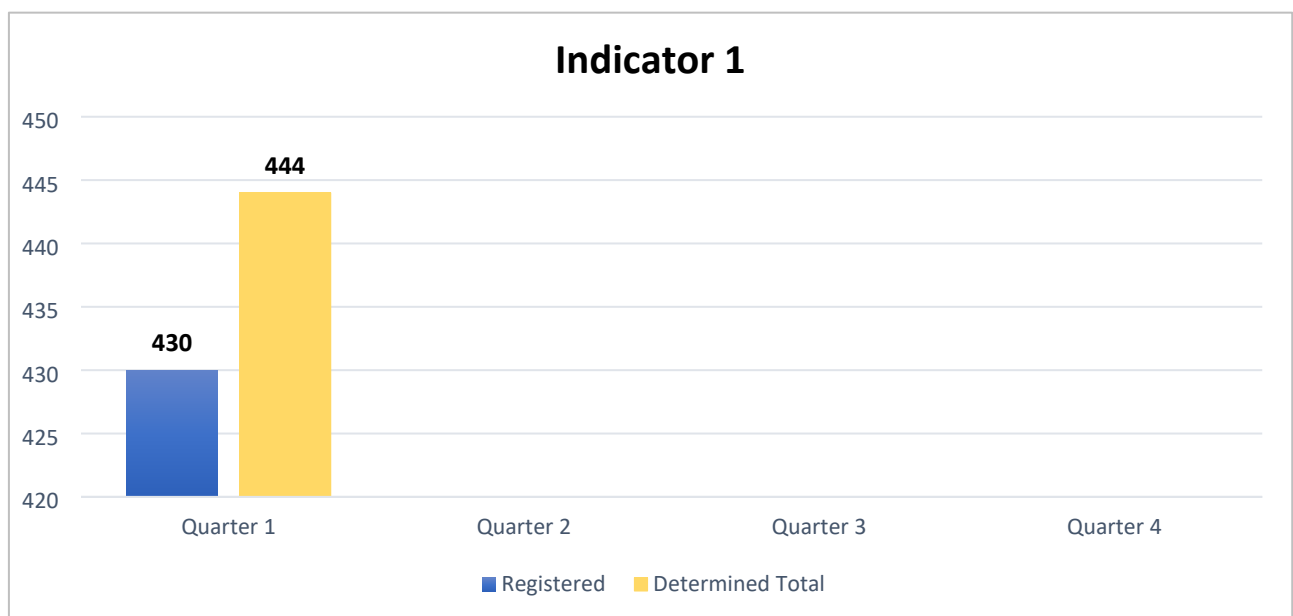
<b>Performance Statistics Development Management - Planning Applications</b>	
<b>Indicator 1</b>	Number of Planning Applications registered against applications determined
<b>Indicator 2</b>	Percentage of all planning applications determined within target date (PLA/018 - 85% target) - National Indicator 80%
<b>Indicator 3</b>	Major Planning Applications determined within target date. (PLA/009 - 80% target) - National Indicator – 60%
<b>Indicator 4</b>	Minor Planning Applications determined within target date. (PLA/011 - 80% target)
<b>Indicator 5</b>	Householder Applications determined within target date. (PLA/009 - 90% target)
<b>Indicator 6</b>	Other Applications determined within target date. (PLA/024 - 80% target)
<b>Indicator 7</b>	Statutory Pre-Applications determined within target date. (PLA/014 - 80% target)
<b>Indicator 8</b>	Percentage of Member made decisions against Officer advice – National Indicator – <5%
<b>Indicator 9</b>	Validation of Applications Received (5 days of receipt) (PLA/015 - 85% target)
<b>Performance Statistics Development Management - Appeals</b>	
<b>Indicator 10</b>	Percentage of planning appeals dismissed. (PLA/019 - 75% target) - National Indicator – 66%
<b>Indicator 11</b>	Appeals determined against officer recommendation
<b>Indicator 12</b>	Applications for costs at Section 78 appeal upheld
<b>Performance Statistics Development Management - Enforcement</b>	
<b>Indicator 13</b>	Enforcement Complaints registered
<b>Indicator 14</b>	Percentage of closed enforcement cases investigated within 84 days. (PLA/021 - 80% target) - National Indicator – 80%
<b>Indicator 15</b>	Average time taken to investigate enforcement cases

# Performance Statistics Development Management - Planning Applications

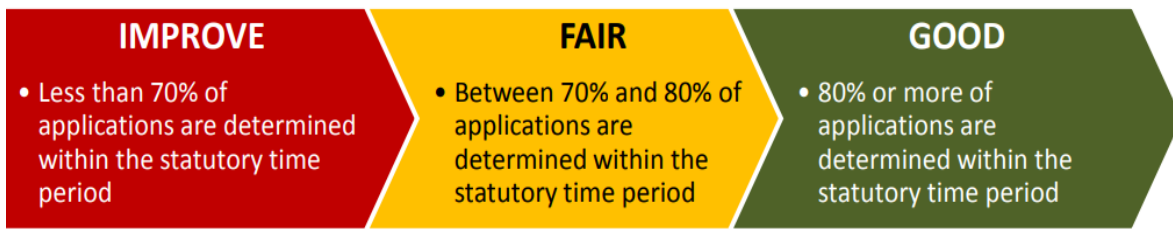
<b>Indicator 1</b>	<b>Number of Planning Applications registered against applications determined</b>
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This indicator contains all planning application types and compares the number determined against those registered per month.

Period	Registered Total	Determined Total
<b>23/24</b>		
Quarter 1	<b>438</b>	<b>446</b>
Quarter 2	<b>384</b>	<b>435</b>
Quarter 3	<b>376</b>	<b>376</b>
Quarter 4	<b>405</b>	<b>424</b>
<i>Cumulative</i>	<b>1603</b>	<b>1681</b>
<b>24/25</b>		
Quarter 1	<b>430</b>	<b>444</b>
Quarter 2		
Quarter 3		
Quarter 4		
<i>Cumulative</i>		



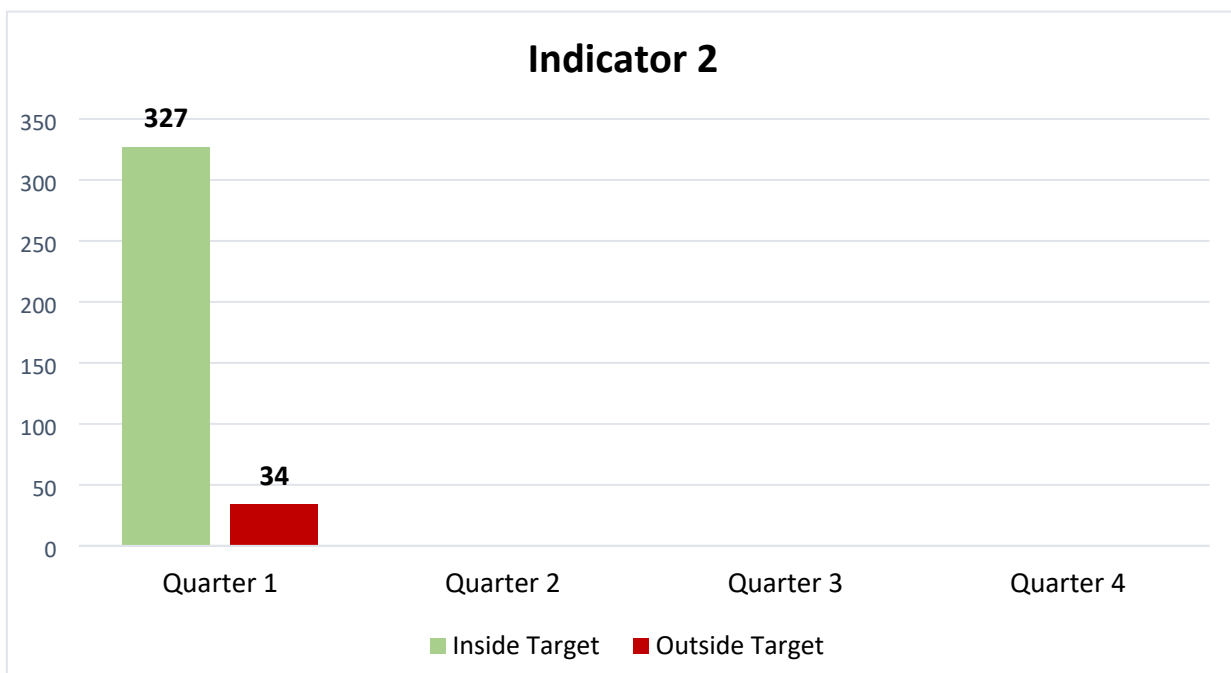
**Indicator 2** Percentage of ALL planning applications determined within target date (PLA/018 indicator collected nationally) – **Divisional Target = 85%** - **National Target = 80%**



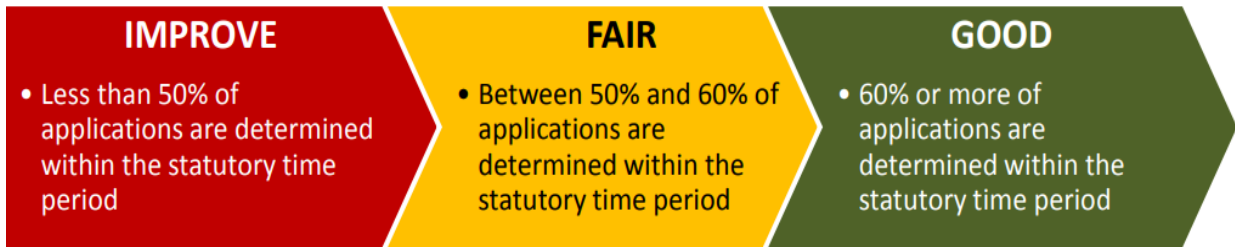
The indicator measures the number and percentage of applications determined within the target time. (The totals exclude certain application types as directed by Welsh Government.)

Period	Total No of Apps	Inside Target	Outside Target	Inside Target %	Outside Target %
<b>23/24</b>					
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%
<i>Cumulative</i>	<b>1373</b>	<b>1202</b>	<b>171</b>	<b>88%</b>	<b>12%</b>
<b>24/25</b>					
Quarter 1	361	327	34	91%	9%
Quarter 2					
Quarter 3					
Quarter 4					
<i>Cumulative</i>					

*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.  
**Divisional Target = 80%, National Target = 60%**

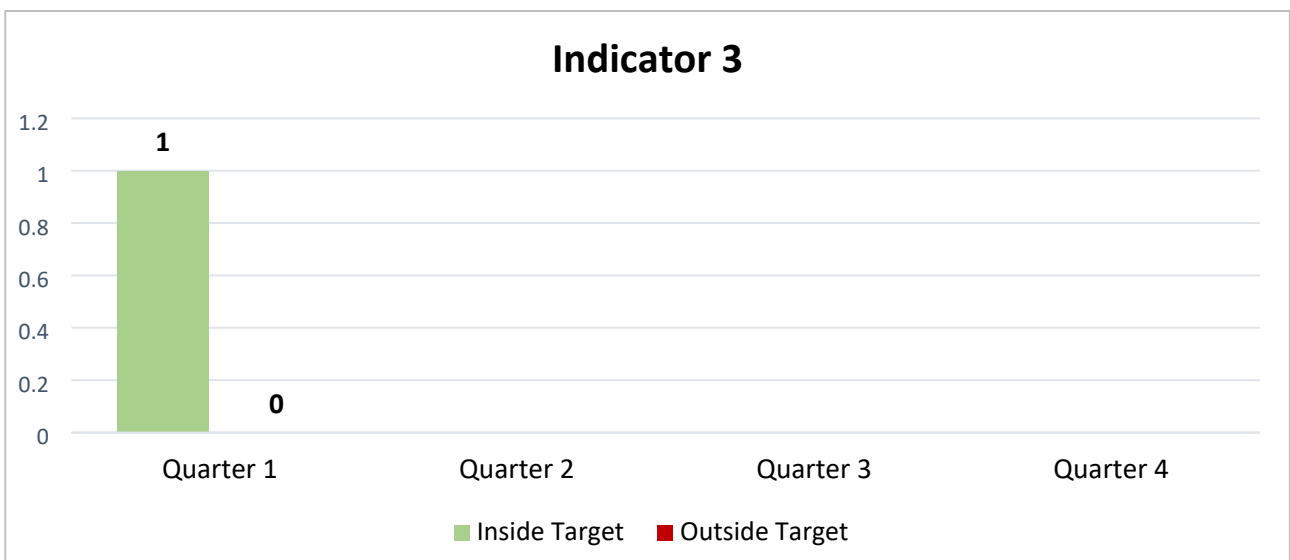


The indicator measures the number and percentage of major planning applications determined within the target time.

**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 %
<b>23/24</b>					
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>	<b>33</b>	<b>23</b>	<b>10</b>	<b>70%</b>	<b>30%</b>
<b>24/25</b>					
Quarter 1	1	1	0	100%	0%
Quarter 2					
Quarter 3					
Quarter 4					
<i>Cumulative</i>					

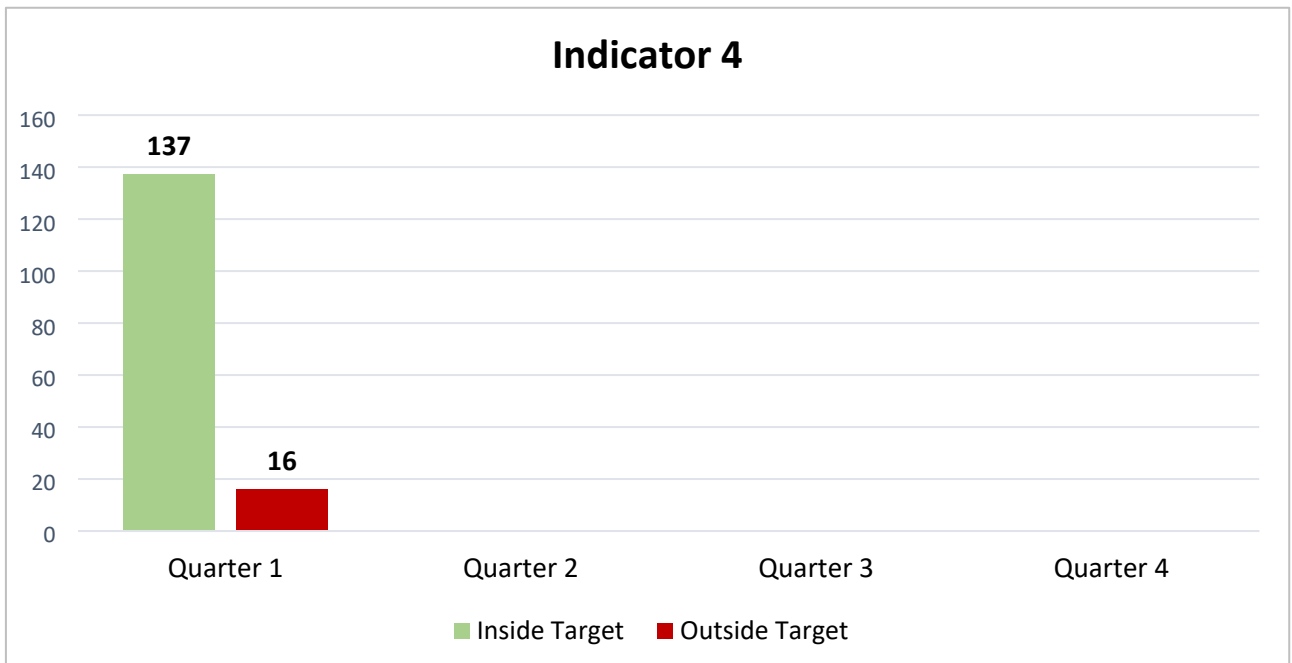


<b>Indicator 4</b>	<b>Minor Planning Applications determined within target date</b> <b>Divisional Target = 80%</b>
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The indicator measures the number and percentage of Minor applications determined within the target time.

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 %
<b>23/24</b>					
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>	<b>538</b>	<b>457</b>	<b>81</b>	<b>85%</b>	<b>15%</b>
<b>24/25</b>					
Quarter 1	153	137	16	90%	10%
Quarter 2					
Quarter 3					
Quarter 4					
<i>Cumulative</i>					



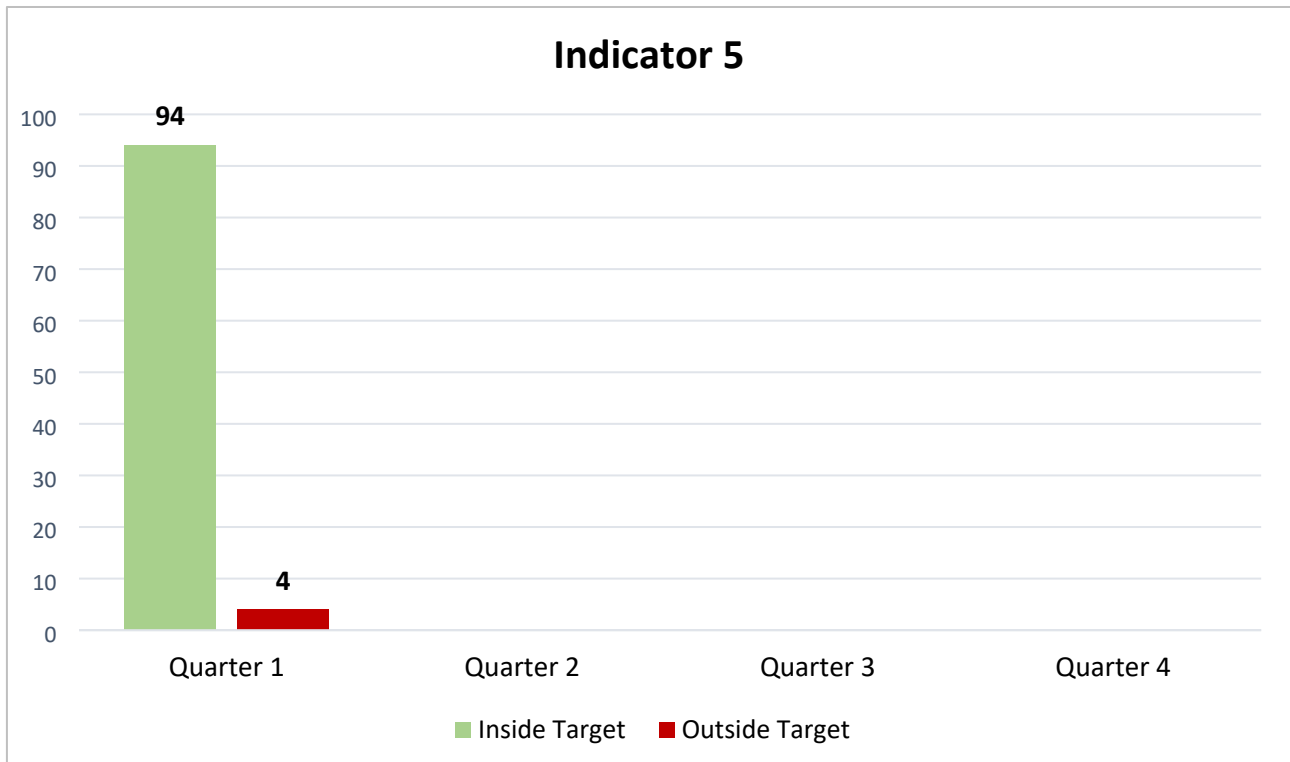


<b>Indicator 5</b>	Householder Applications determined within target date. <b>Divisional Target = 90%</b>
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The indicator measures the number and percentage of householder applications determined within the target time.

Householder applications include: extensions, conservatories, loft conversions, dormer windows, garages, car ports, and outbuildings.

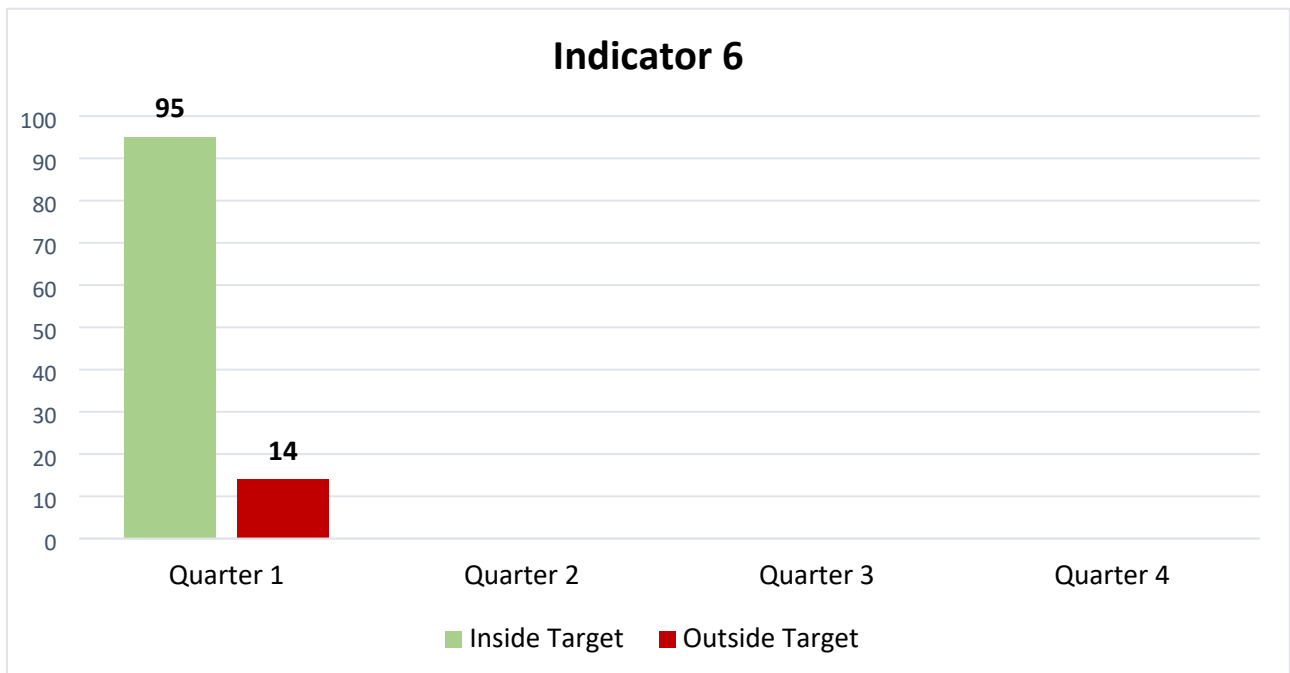
Period	Total No of Apps	Inside Target	Outside Target	Inside Target %	Outside Target %
<b>23/24</b>					
Quarter 1	113	103	10	91%	9%
Quarter 2	103	97	6	94%	6%
Quarter 3	88	75	13	85%	15%
Quarter 4	77	76	1	99%	1%
<i>Cumulative</i>	<b>381</b>	<b>351</b>	<b>30</b>	<b>92%</b>	<b>8%</b>
<b>24/25</b>					
Quarter 1	98	94	4	96%	4%
Quarter 2					
Quarter 3					
Quarter 4					
<i>Cumulative</i>					



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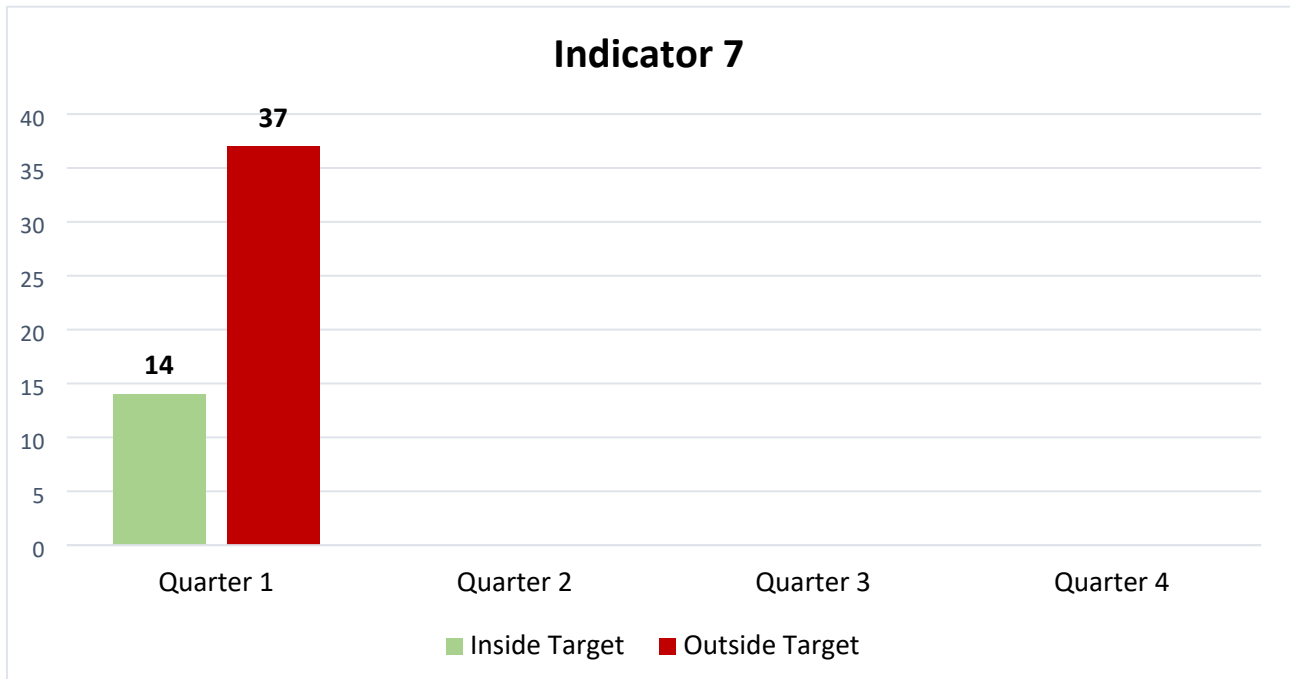
Application types included: Advertisement Consent, Listed Building Consent, Certificates of Lawfulness, Renewals, Removal / Variation on Condition(s)

Period	Total No of Apps	Inside Target	Outside Target	Inside Target %	Outside Target %
<b>23/24</b>					
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>	<b>421</b>	<b>371</b>	<b>50</b>	<b>88%</b>	<b>12%</b>
<b>24/25</b>					
Quarter 1	109	95	14	87%	13%
Quarter 2					
Quarter 3					
Quarter 4					
<i>Cumulative</i>					

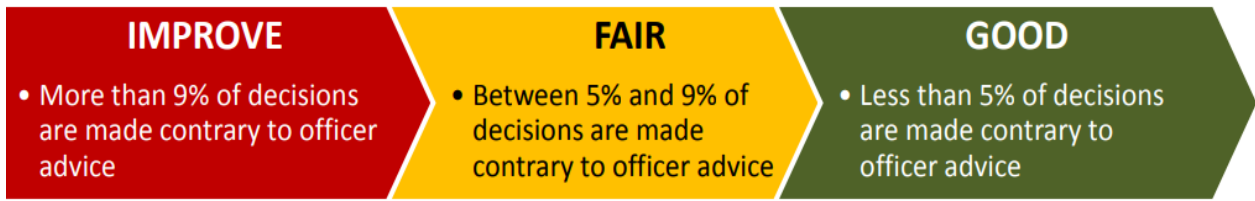


<b>Indicator 7</b>	Statutory Pre-Applications determined within target date <b>Target = 80%</b>
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Period	Total No of Apps	Inside Target	Outside Target	Inside Target %	Outside Target %
<b>23/24</b>					
Quarter 1	29	8	21	28%	72%
Quarter 2	47	34	13	72%	28%
Quarter 3	37	19	18	51%	49%
Quarter 4	45	11	34	24%	76%
<i>Cumulative</i>	<b>158</b>	<b>72</b>	<b>86</b>	<b>46%</b>	<b>54%</b>
<b>24/25</b>					
Quarter 1	51	14	37	27%	73%
Quarter 2					
Quarter 3					
Quarter 4					
<i>Cumulative</i>					



<b>Indicator 8</b>	Percentage of Member made decisions against Officer advice – <b>National Target &lt;5%</b>
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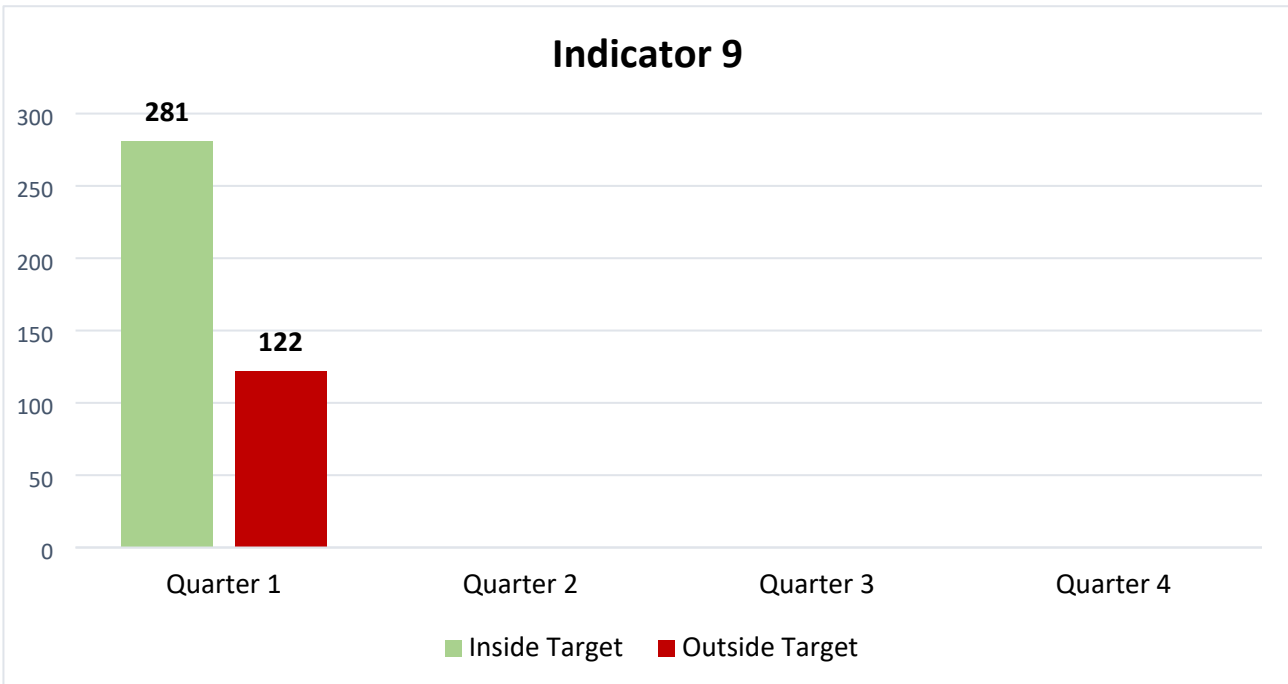


The indicator identifies those applications determined contrary to the officer’s recommendation at Planning Committee.

Period	No of Committee items	Granted following officer recommendation to Refuse	Refused following officer recommendation to Approve	Total %
<b>23/24</b>				
Quarter 1	7	3 <a href="#">(PL/04946)</a> <a href="#">(PL/04739)</a> <a href="#">(PL/05786)</a>	0	43%
Quarter 2	10	0	1 <a href="#">(PL/05250)</a>	10%
Quarter 3	17	0	0	0
Quarter 4	15	1 <a href="#">(PL/04027)</a>	0	7%
<b>Cumulative</b>	<b>49</b>	<b>4</b>	<b>1</b>	<b>10%</b>
<b>24/25</b>				
Quarter 1	9	0	0	0
Quarter 2				
Quarter 3				
Quarter 4				
<b>Cumulative</b>				

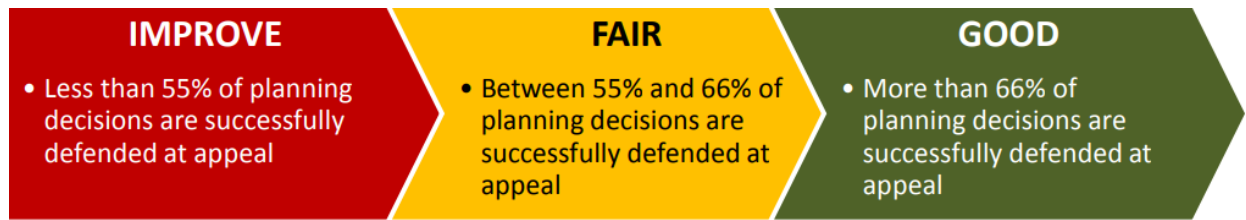
**Indicator 9** Validation of Planning Applications (within 5 days of receipt following payment). **Target = 85%**

Period	Total No of Apps	Inside Target	Outside Target	Inside Target %	Outside Target %
<b>23/24</b>					
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>	<b>1552</b>	<b>823</b>	<b>729</b>	<b>53%</b>	<b>47%</b>
<b>24/25</b>					
Quarter 1	403	281	122	70%	30%
Quarter 2					
Quarter 3					
Quarter 4					
<i>Cumulative</i>					

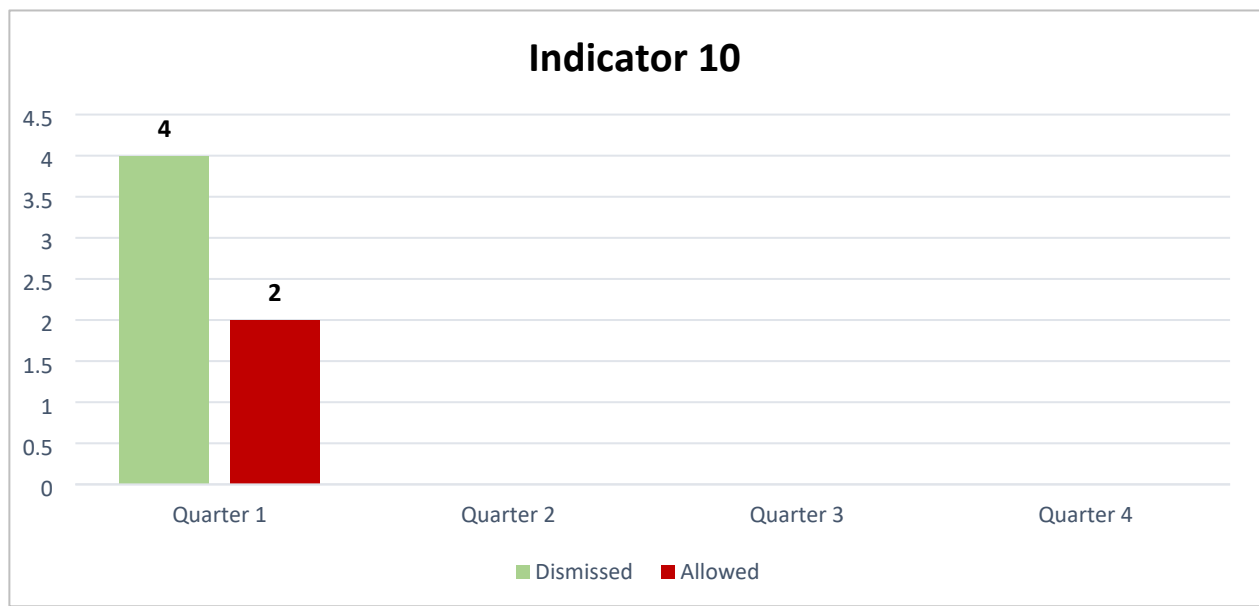


# Performance Statistics Development Management - Appeals

**Indicator 10** Percentage of planning appeals dismissed.  
 (PLA/019 indicator collected nationally).  
**Divisional Target = 75% National Target = 66%**



Period	Total No of Appeals	Total Dismissed	Total % Dismissed
<b>23/24</b>			
Quarter 1	11	8	73%
Quarter 2	4	1	25%
Quarter 3	5	3	60%
Quarter 4	7	7	100%
<b>Cumulative</b>	<b>27</b>	<b>19</b>	<b>70%</b>
<b>24/25</b>			
Quarter 1	6	4	67%
Quarter 2			
Quarter 3			
Quarter 4			
<b>Cumulative</b>			



**Indicator 11**

Appeals determined where decision is against officer recommendation

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

<b>Period</b>	<b>Total No of Appeals</b>	<b>Granted following officer recommendation to Refuse</b>	<b>Refused following officer recommendation to Approve</b>
<b>23/24</b>			
Quarter 1	1	0	1 ( <a href="#">PL/00489</a> ) - Allowed
Quarter 2	0	0	0
Quarter 3	0	0	0
Quarter 4	0	0	0
<b>Cumulative</b>	<b>1</b>	<b>0</b>	<b>1</b>
<b>24/25</b>			
Quarter 1	0	0	0
Quarter 2			
Quarter 3			
Quarter 4			
<b>Cumulative</b>			

<b>Indicator 12</b>	Applications for costs at Section 78 appeal upheld <b>National Target = 0</b>
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No costs for Q1

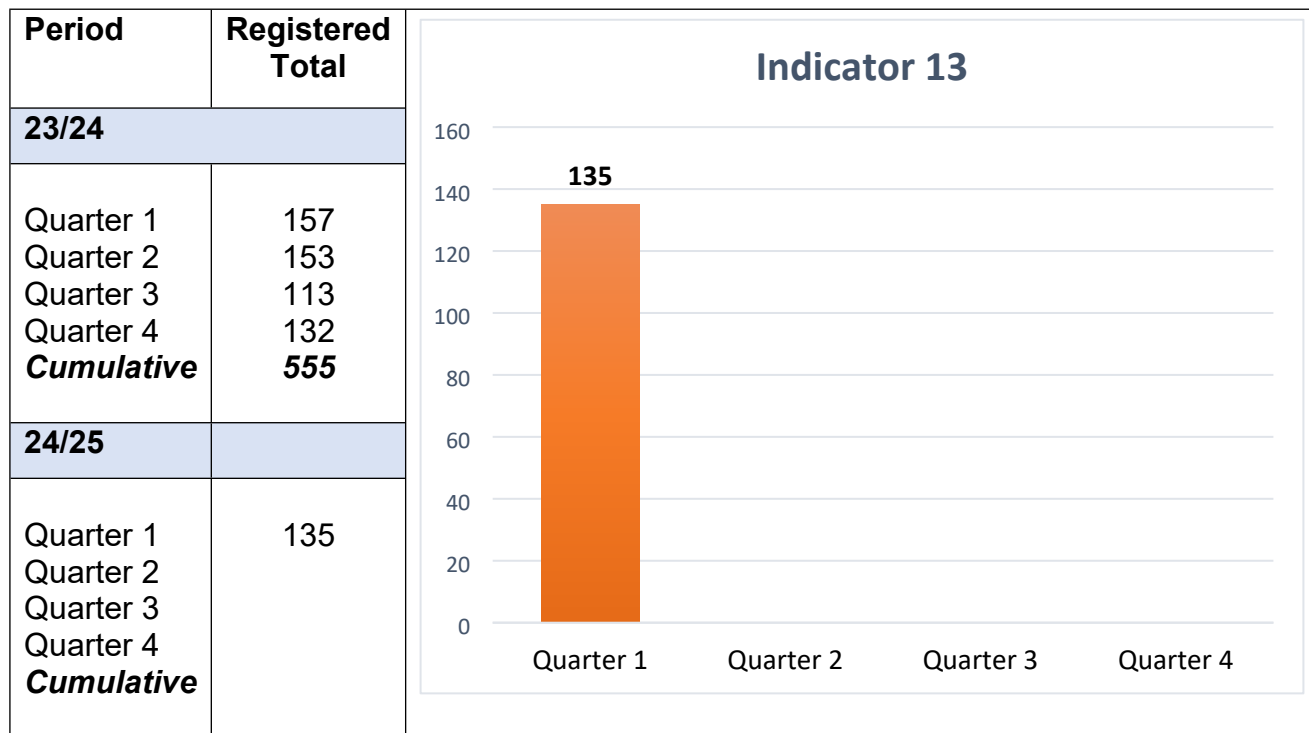
**Note:** Members are reminded in reaching a decision of the requirements under the ‘Code of Conduct for Councillors and Officers in Planning Matters’ and to be aware of the implications including financial of that decision.



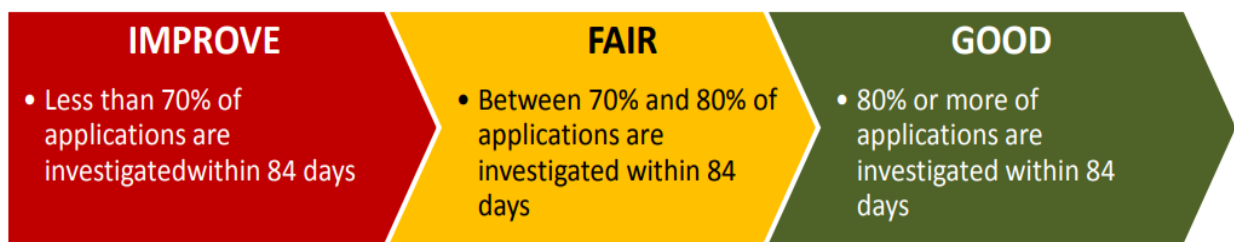
# Performance Statistics Development Management - Enforcement

<b>Indicator 13</b>	Enforcement Complaints registered
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Identifies the quarterly number of enforcement complaints registered.

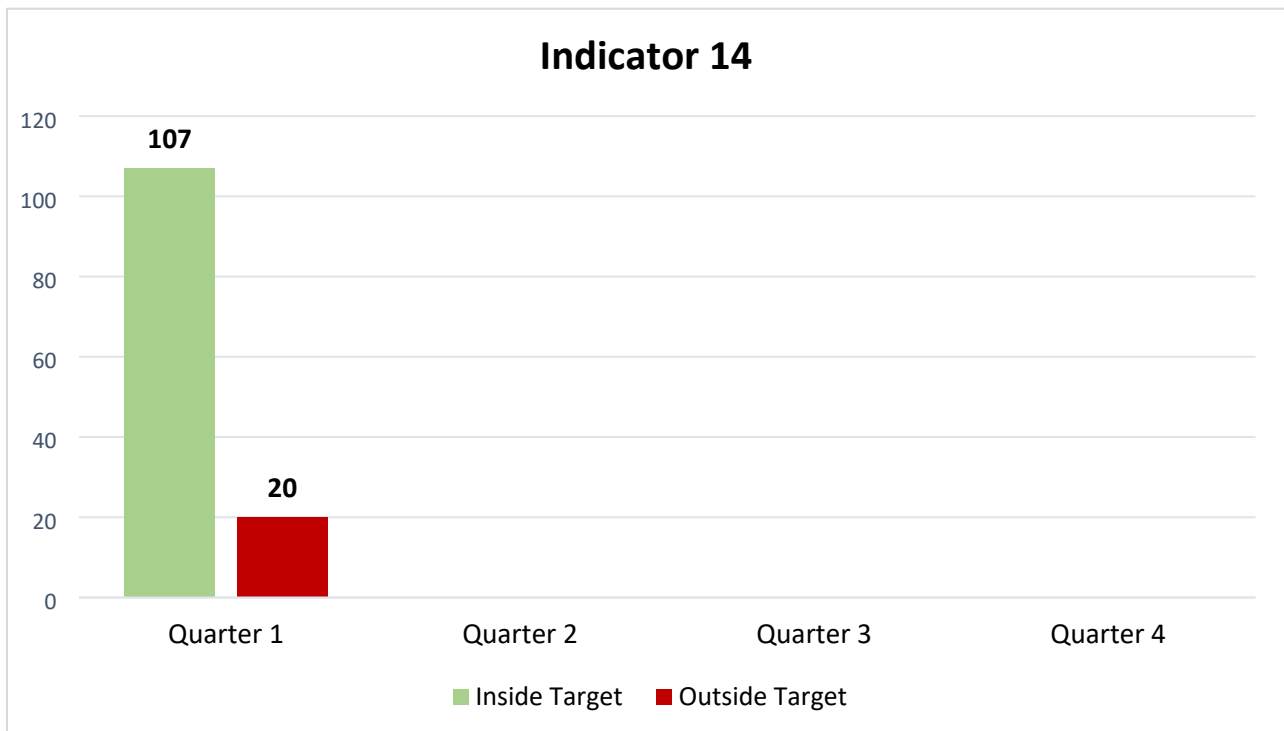


**Indicator 14** Percentage of closed enforcement cases investigated within 84 days.  
**Divisional & National Target = 80%**



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 %
<b>23/24</b>					
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>	<b>477</b>	<b>402</b>	<b>75</b>	<b>84%</b>	<b>16%</b>
<b>24/25</b>					
Quarter 1	127	107	20	84%	16%
Quarter 2					
Quarter 3					
Quarter 4					
<i>Cumulative</i>					



**Indicator 15**

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

Period	Average no of days
<b>23/24</b>	
Quarter 1	75
Quarter 2	79
Quarter 3	86
Quarter 4	49
<b>Cumulative</b>	<b>72</b>
<b>24/25</b>	
Quarter 1	92
Quarter 2	
Quarter 3	
Quarter 4	
<b>Cumulative</b>	

