

SOUTH STAFFORDSHIRE COUNCIL

PLANNING COMMITTEE – 20 OCTOBER 2020

MONTHLY UPDATE REPORT

REPORT OF THE LEAD PLANNING MANAGER

PART A – SUMMARY REPORT

1. SUMMARY OF PROPOSALS

1.1 A monthly update report to ensure that the Committee is kept informed on key matters including:

- Proposed training
- Any changes that impact on National Policy
- Any recent Planning Appeal Decisions
- Relevant Planning Enforcement cases on a quarterly basis
- The latest data produced by the Ministry of Housing Communities and Local Government

2. RECOMMENDATION

2.1 That Committee note 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	21 st July 2020	
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.
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PART B – ADDITIONAL INFORMATION

4. INFORMATION

- 4.1 **Future Training** – Changes to Planning Committee were approved at the 26 March 2019 meeting of the Council to reduce committee size from 49 potential members to 21 members. As part of these changes an update report will now be brought to each meeting of the Committee. The intention has been that with a reduced size of Committee additional training will be provided throughout the year, namely before each Planning Committee (starting at 5:30pm). The sessions may well change depending on what issues are on the agenda.

Given the current public health situation, we have suspended the current program, and continue to investigate how to do training remotely. We will confirm once agreed.

4.3 **Changes in National Policy:**

- 4.4 There have been no changes in national policy since last committee.

- 4.5 The consultation on the Planning White Paper: Planning for the Future is still open for comments to be made. The consultation closes on 29th October 2020 and can be viewed here: <https://www.gov.uk/government/consultations/planning-for-the-future>

- 4.6 **Planning Appeal Decisions** – every Planning Appeal decision will now be brought to the Committee for the Committee to consider. There has been 2 appeal decisions since the last Committee, a copy of the decisions are attached as Appendix 1 and 2. These relates to:

- 1 The retrospective permission for the erection of metal fencing to northern boundary at 87A Station Road, Wombourne WV5 9EW. The appeal was dismissed because the fence was considered, by way of its design and materials in such a prominent location, to harm the character and appearance of the locality and street scene. As such the Inspector concluded that the proposal would be contrary to Policy EQ11 of the Core Strategy.
- 2 The proposed demolition of a derelict former social club and the construction of a new residential apartment block at the Former Royal British Legion, off Sterrymere Gardens, Kinver DY7 6ET. The appeal was dismissed as it has not been demonstrated that the residual flood risk associated with the development could be overcome so as to ensure the safety of the occupiers of the proposed apartments. It would therefore be inconsistent with Paragraph 163 of NPPF which seeks to ensure that any residual risk can be safely managed, and that

safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

- 4.10 We are still awaiting the outcome of the 2 Crematoria appeal decisions. The decisions were due by 12 September 2019. We have once again written to PINS to request a decision. We have been informed there is no update from the Secretary of State, however PINS advise they will inform us when they get an update.
- 4.11 The Secretary of State for Transport has made an order granting development consent West Midlands Interchange (WMI). Documents can be seen here : <https://infrastructure.planninginspectorate.gov.uk/projects/west-midlands/west-midlands-interchange/> Officers are now working with the site promoters to understand next steps.
- 4.12 **Relevant Planning Enforcement cases on a quarterly basis** – Performance is currently at 97%, significantly above the 80% target. There has clearly been an improvement in planning enforcement performance as a result of extra staff and a targeted triage approach to dealing with new cases. We are now fully staffed after successful recruitment, and as such the temporary staff will be leaving at the end of October 2020.
- 4.13 **The latest data produced by the Ministry of Housing Communities and Local Government** – As members will recall MHCLG sets designation targets that must be met regarding both quality and speed of planning decisions. The targets are broken into Major and Non major development. If the targets are not met then unless exceptional circumstances apply MHCLG will “designate” the relevant authority and developers have the option to avoid applying to the relevant designated Local Planning Authority and apply direct, and pay the fees, to the Planning Inspectorate. Details can be seen at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/760040/Improving_planning_performance.pdf
- 4.14 We will ensure that the Committee is kept informed of performance against the relevant targets including through the MHCLG’s own data.
- 4.15 For Speed – the 2020 target for major developments is that 60% of decisions must be made within the relevant time frame (or with an agreed extension of time) and for non-major it is 70%. For Quality – for 2020 the threshold is 10% for both major and non-major decisions. Current performance is well within these targets and the position as set out on MHCLG’s website will be shown to the Committee at the meeting – the information can be seen on the following link tables:
- 151a – speed – major
 - 152a – quality – major
 - 153 – speed – non major
 - 154 – quality – non major

The link is here – <https://www.gov.uk/government/statistical-data-sets/live-tables-on-planning-application-statistics>

The latest position is on the MHCLG website and the key figures are below:

Speed

151a – majors – target 60% (or above) – result = 89.4% (data up to December 2019)

153 – others – target 70% (or above) – result = 86.3% (data up to December 2019)

Quality

152a – majors – target 10% (or below) – result = 6.1% (date up to March 2019)

154 – others – target 10% or below – result = 0.8% (date up to March 2019)

5. IMPACT ASSESSMENT – ADDITIONAL INFORMATION

N/A

6. PREVIOUS MINUTES

N/A

7. BACKGROUND PAPERS

Appendix 1 – Appeal Decision – 87A Station Road, Wombourne WV5 9EW

Appendix 2 – Appeal Decision – Former Royal British Legion off Sterrymere Gardens,
Kinver DY7 6ET

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