

Monitro Perfformiad Cynllunio Adrodd Dangosyddion craidd i'r Pwyllgor Cynllunio 07/11/24

Adroddiad Pennaeth Lle a Chynaliadwyedd
Adran Lle, Seilwaith a Datblygiad Economaidd

Planning Performance Monitoring Core Indicators reporting to Planning Committee 07/11/24

Report of the Head of Place and Sustainability
Place, Infrastructure & Economic Development Department



Planning Performance Monitoring Core Indicators report to Planning Committee 07/11/24

Quarter 2 - July to September 2024

1. PURPOSE OF REPORT.

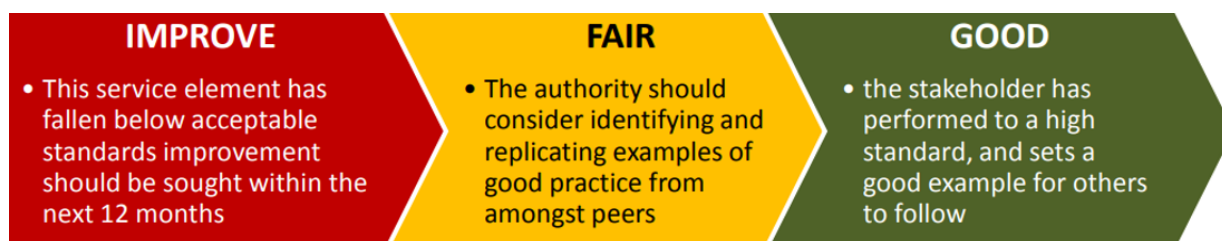
This report serves to update planning committee members on the performance of the Place and Sustainability service, focusing on Development Management and Enforcement, for the second quarter of 2024-25.

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 2 performance from July to September 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 2nd quarter period between July to September 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%)

In Quarter 2, performance reached 87%, a slight decrease from the 91% achieved in Quarter 1. With 87% of applications determined within the designated timeframe, performance remains firmly within the 'GOOD' category. Sustaining this level of performance is essential to ensure the Division continually fulfils its statutory responsibilities and goals, contributing to the service's overall efficiency and effectiveness.

Indicator 3 - Major applications

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

The performance for Quarter 2 shows 86% of major applications determined within the target date, with 6 out of 7 applications meeting the target. 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. Looking at the historical performance from the previous year, Quarter 2 (24/25) shows steady progress compared to 23/24 cumulative, which averaged 70% for the entire year.

Indicator 4 - Minor planning applications

Divisional Delivery Plan Target (80%)

The performance in Quarter 2 shows that 84% of minor planning applications were determined within the target date, a slight decline from 90% in Quarter 1. Overall, the Division continues to consistently meet or exceed the 80% target, despite minor fluctuations between quarters.

Indicator 5 - Householder applications

Divisional Delivery Plan Target (90%)

The performance for Q2 saw 76 applications processed, with 70 determined within the target timeframe, resulting in a 92% success rate. This shows a slight decline compared to Quarter 1, which had a higher rate of 96% (94 out of 98 applications), yet still well above the 90% target. Overall, the Division continues to perform above the target, demonstrating effective processing of householder applications.

Indicator 6 - Other applications

Divisional Delivery Plan Target (80%)

In Quarter 2, 85% of 'Other' applications were determined within the target date, surpassing the Divisional Delivery Plan target of 80%. While there are slight variations between quarters, the trend remains positive, and performance levels are strong across both years, ensuring efficient processing of applications and steady service delivery.

Indicator 7 - Statutory pre-applications

Divisional Delivery Plan Target (80%)

The performance data for Quarter 2 (Q2) of 2024/25 reveals ongoing challenges in the timely determination of statutory pre-applications. Only 33% of these applications were processed within the target date, which continues to fall significantly short of the Divisional Delivery Plan target of 80%. This trend is consistent with the difficulties experienced in the previous year (2023/24), where the cumulative performance across all four quarters was only 46%. The current performance is largely attributed to resource pressures that have necessitated the prioritisation of different application types. Consequently, statutory pre-applications have been assigned a lower priority compared to other application categories.

Indicator 8 - Percentage of Member made decisions against Officer advice

Welsh Government Target (<5%)

The performance of 9% in Q2 of 2024/2025 reflects a FAIR rating for member-made decisions against officer advice, demonstrating an improvement but still falling short of the national target. 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%)

The validation rate of 60% for Q2 of 2024/2025 indicates a decline from 70% in Q1 of the same year and is below the established target of 85%. This highlights a significant challenge in meeting the target for validation of planning applications. Resource pressures persistently affect operational efficiencies in this area, underscored by its lower priority status.

Indicator 10 - Percentage of planning appeals dismissed

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

The 88% dismissal rate for Q2 of 2024/2025 indicates a strong performance in successfully defending planning decisions against appeals. Of the 8 appeals submitted during this quarter, 7 were dismissed, while 1 appeal was allowed (in part) and dismissed (in part). This performance not only meets but exceeds the divisional target of 75% and the national target of 66%, placing the performance in the GOOD category.

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

There were none in Q2.

Indicator 14 - Enforcement cases investigated within 84 days

Welsh Government & Divisional Delivery Plan Target (80%)

With 81% of enforcement cases investigated within the 84-day target in Q2 of 2024/2025, performance meets the divisional and national target, placing it within the GOOD category. Although there was a slight decrease from 84% in Q1, the team has continued to manage cases effectively within the target period.

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

The average investigation time in Q2 of 2024/2025 stands at 110 days, above the 84-day target and representing an increase from the 92-day average in Q1. 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.

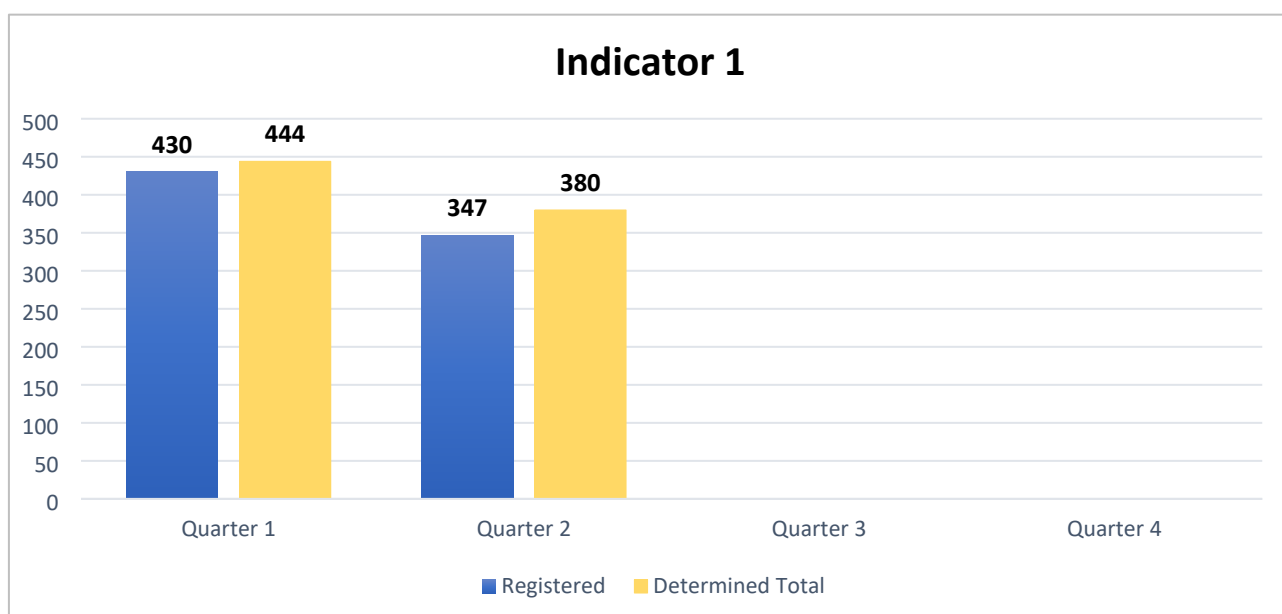
Performance Statistics Development Management - Planning Applications	
Indicator 1	Number of Planning Applications registered against applications determined
Indicator 2	Percentage of all planning applications determined within target date (PLA/018 - 85% target) - National Indicator 80%
Indicator 3	Major Planning Applications determined within target date. (PLA/009 - 80% target) - National Indicator – 60%
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 - 80% target)
Indicator 8	Percentage of Member made decisions against Officer advice – National Indicator – <5%
Indicator 9	Validation of Applications Received (5 days of receipt) (PLA/015 - 85% target)
Performance Statistics Development Management - Appeals	
Indicator 10	Percentage of planning appeals dismissed. (PLA/019 - 75% target) - National Indicator – 66%
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 – 80%
Indicator 15	Average time taken to investigate enforcement cases

Performance Statistics Development Management - Planning Applications

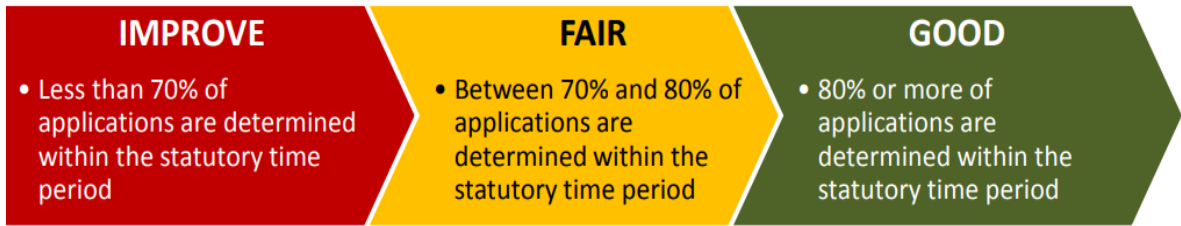
Indicator 1	Number of Planning Applications registered against applications determined
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This indicator contains all planning application types and compares the number determined against those registered per month.

Period	Registered Total	Determined Total
23/24		
Quarter 1	438	446
Quarter 2	384	435
Quarter 3	376	376
Quarter 4	405	424
<i>Cumulative</i>	1603	1681
24/25		
Quarter 1	430	444
Quarter 2	347	380
Quarter 3		
Quarter 4		
<i>Cumulative</i>		



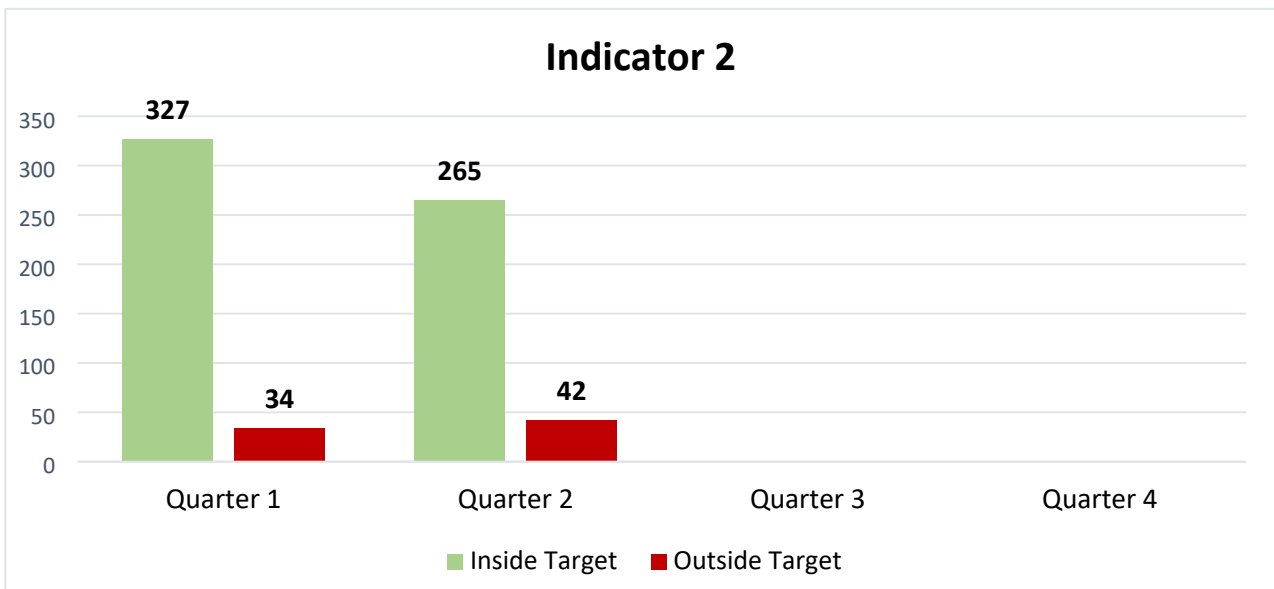
Indicator 2 Percentage of ALL planning applications determined within target date (PLA/018 indicator collected nationally) – **Divisional Target = 85%**
- **National Target = 80%**



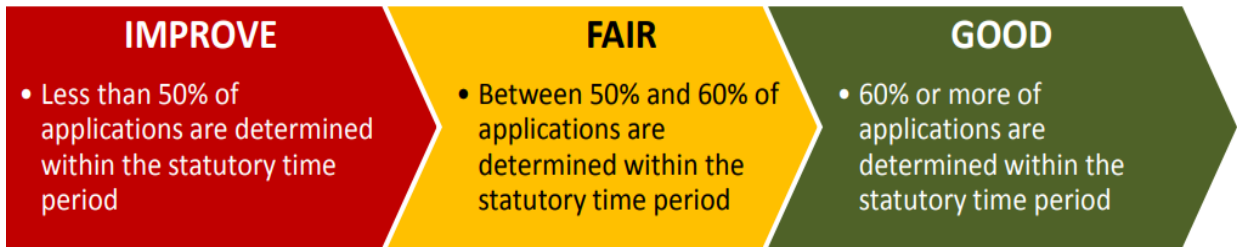
The indicator measures the number and percentage of applications determined within the target time. (The totals exclude certain application types as directed by Welsh Government.)

Period	Total No of Apps	Inside Target	Outside Target	Inside Target %	Outside Target %
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%
24/25					
Quarter 1	361	327	34	91%	9%
Quarter 2	307	265	42	87%	12%
Quarter 3					
Quarter 4					
Cumulative					

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

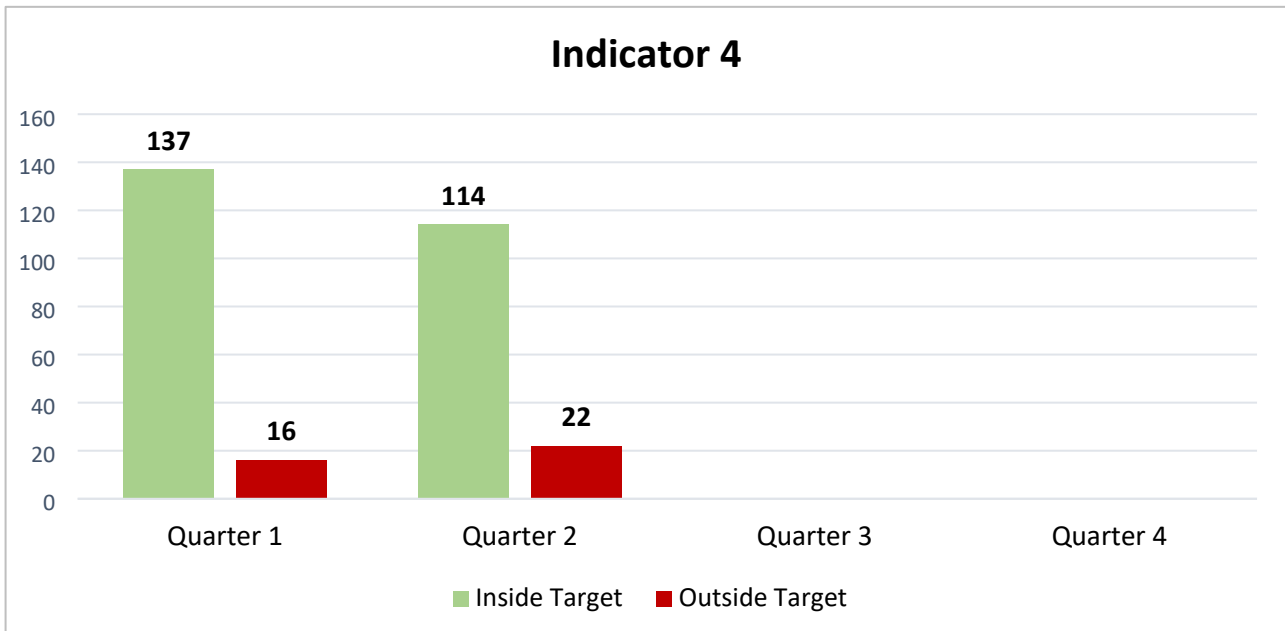
Period	Total No of Apps	Inside Target	Outside Target	Inside Target %	Outside Target %
23/24					
Quarter 1	4	2	2	50%	50%
Quarter 2	11	8	3	73%	27%
Quarter 3	9	6	3	67%	33%
Quarter 4	9	7	2	78%	22%
<i>Cumulative</i>	33	23	10	70%	30%
24/25					
Quarter 1	1	1	0	100%	0%
Quarter 2	7	6	1	86%	14%
Quarter 3					
Quarter 4					
<i>Cumulative</i>					

Indicator 4	Minor Planning Applications determined within target date Divisional 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 %
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%
24/25					
Quarter 1	153	137	16	90%	10%
Quarter 2	136	114	22	84%	16%
Quarter 3					
Quarter 4					
<i>Cumulative</i>					

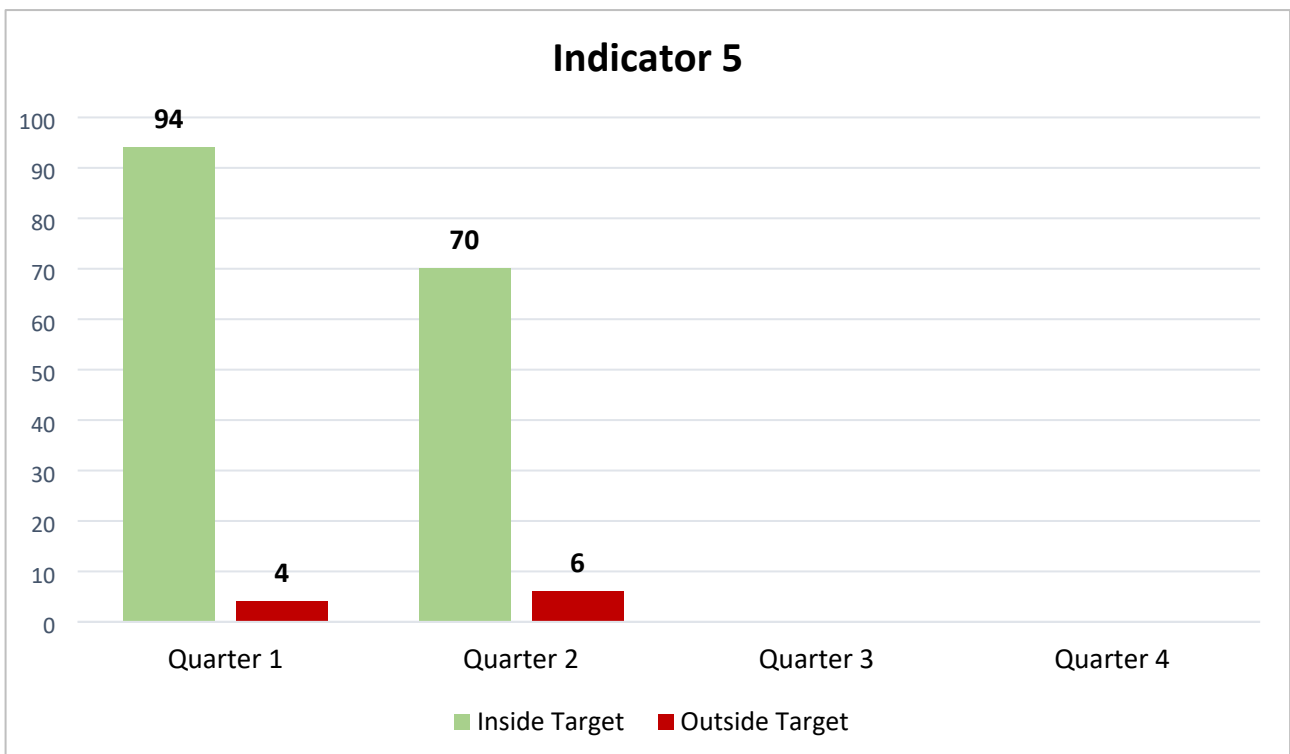


Indicator 5	Householder Applications determined within target date. Divisional Target = 90%
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The indicator measures the number and percentage of householder applications determined within the target time.

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

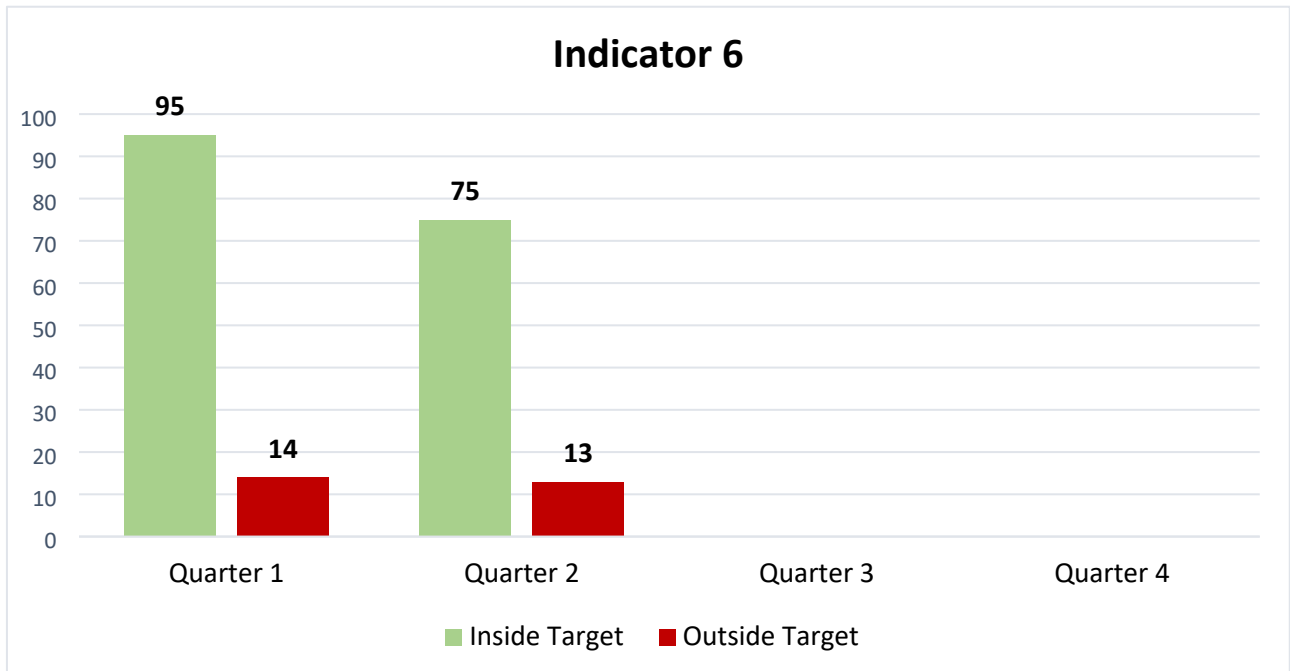
Period	Total No of Apps	Inside Target	Outside Target	Inside Target %	Outside Target %
23/24					
Quarter 1	113	103	10	91%	9%
Quarter 2	103	97	6	94%	6%
Quarter 3	88	75	13	85%	15%
Quarter 4	77	76	1	99%	1%
<i>Cumulative</i>	381	351	30	92%	8%
24/25					
Quarter 1	98	94	4	96%	4%
Quarter 2	76	70	6	92%	8%
Quarter 3					
Quarter 4					
<i>Cumulative</i>					



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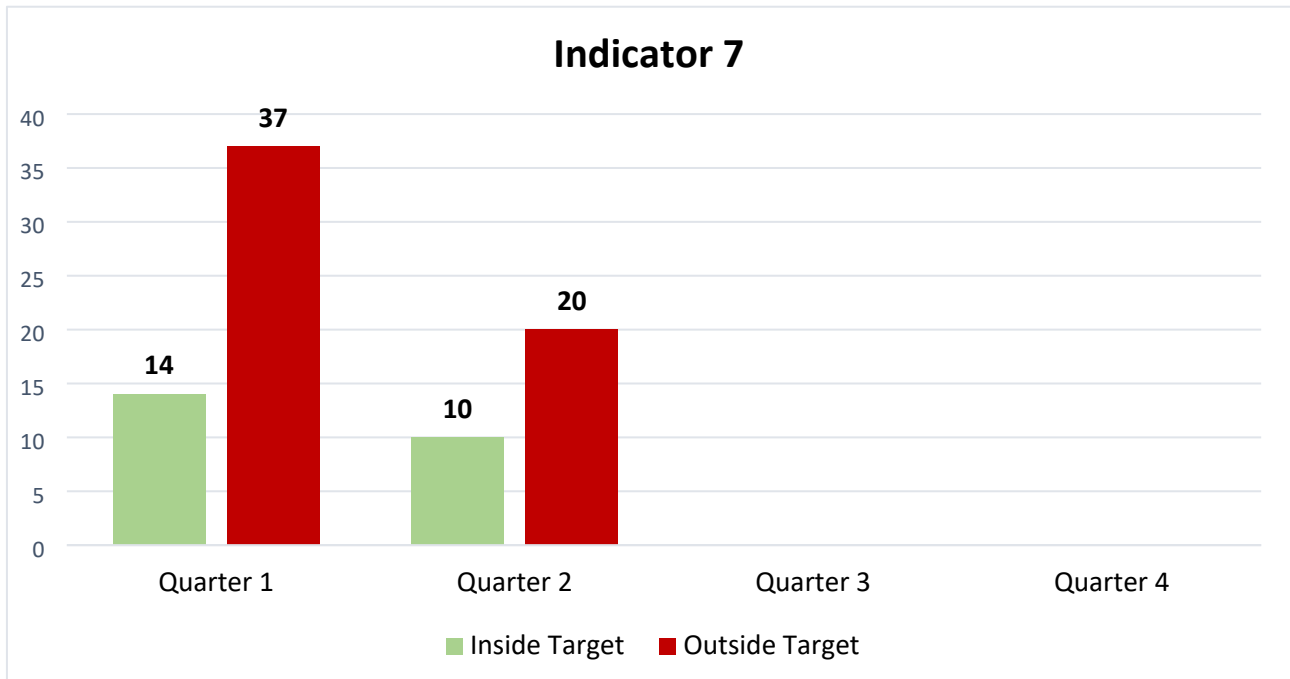
Application types included: Advertisement Consent, Listed Building Consent, Certificates of Lawfulness, Renewals, Removal / Variation on Condition(s)

Period	Total No of Apps	Inside Target	Outside Target	Inside Target %	Outside Target %
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%
24/25					
Quarter 1	109	95	14	87%	13%
Quarter 2	88	75	13	85%	15%
Quarter 3					
Quarter 4					
<i>Cumulative</i>					



Indicator 7	Statutory Pre-Applications determined within target date Target = 80%
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Period	Total No of Apps	Inside Target	Outside Target	Inside Target %	Outside Target %
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%
24/25					
Quarter 1	51	14	37	27%	73%
Quarter 2	30	10	20	33%	67%
Quarter 3					
Quarter 4					
<i>Cumulative</i>					



Indicator 8 Percentage of Member made decisions against Officer advice – **National Target <5%**

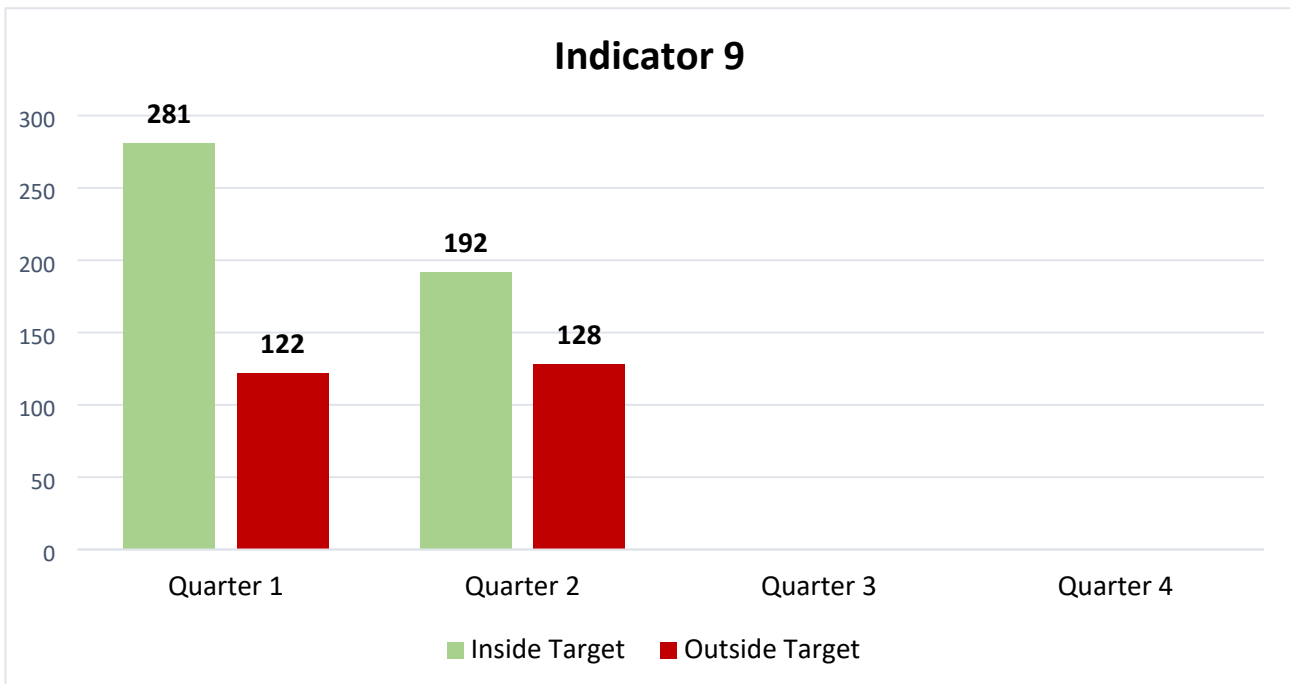


The indicator identifies those applications determined contrary to the officer’s recommendation at Planning Committee.

Period	No of Committee items	Granted following officer recommendation to Refuse	Refused following officer recommendation to Approve	Total %
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	49	4	1	10%
24/25				
Quarter 1	9	0	0	0
Quarter 2	11	1 (PL/06346)	0	9%
Quarter 3				
Quarter 4				
Cumulative				

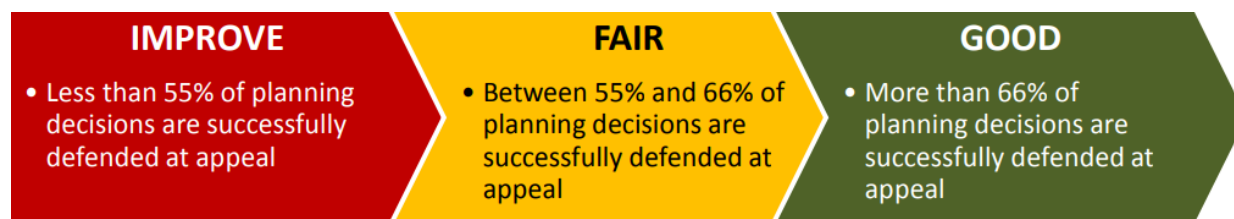
Indicator 9 Validation of Planning Applications (within 5 days of receipt following payment). **Target = 85%**

Period	Total No of Apps	Inside Target	Outside Target	Inside Target %	Outside Target %
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%
24/25					
Quarter 1	403	281	122	70%	30%
Quarter 2	320	192	128	60%	40%
Quarter 3					
Quarter 4					
<i>Cumulative</i>					

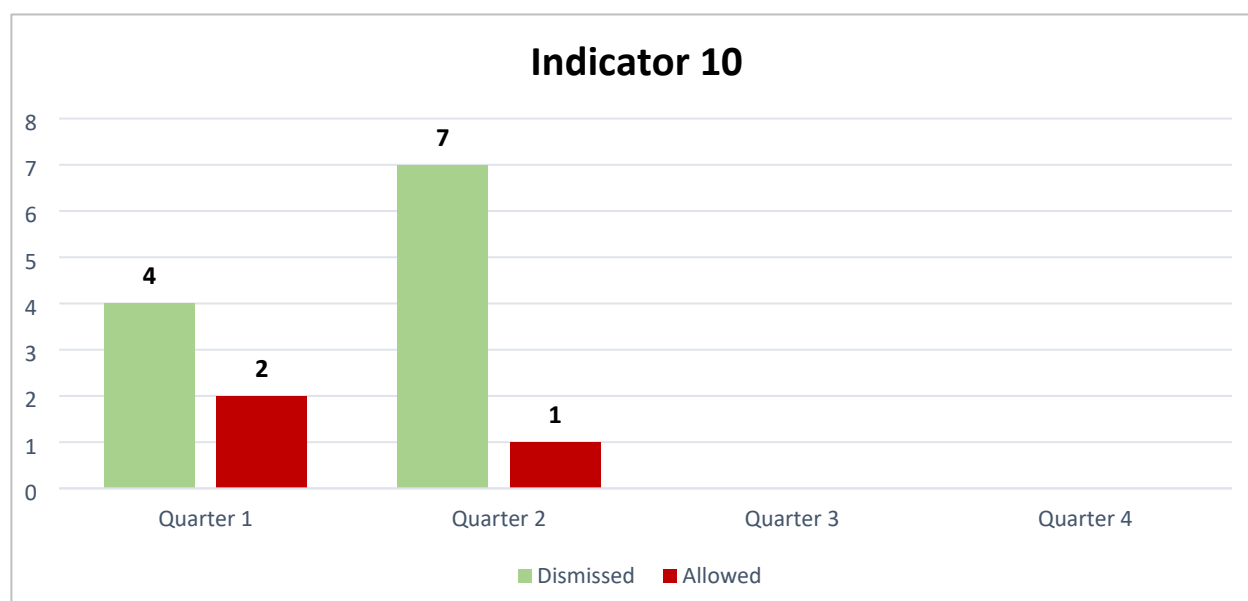


Performance Statistics Development Management - Appeals

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
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%
24/25			
Quarter 1	6	4	67%
Quarter 2	8	7	88%
Quarter 3			
Quarter 4			
Cumulative			



Note for Q2: The appeal was Allowed (in part) & Dismissed (in part).

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.

Period	Total No of Appeals	Granted following officer recommendation to Refuse	Refused following officer recommendation to Approve
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
24/25			
Quarter 1	0	0	0
Quarter 2	0	0	0
Quarter 3			
Quarter 4			
Cumulative			

Indicator 12

Applications for costs at Section 78 appeal upheld
National Target = 0



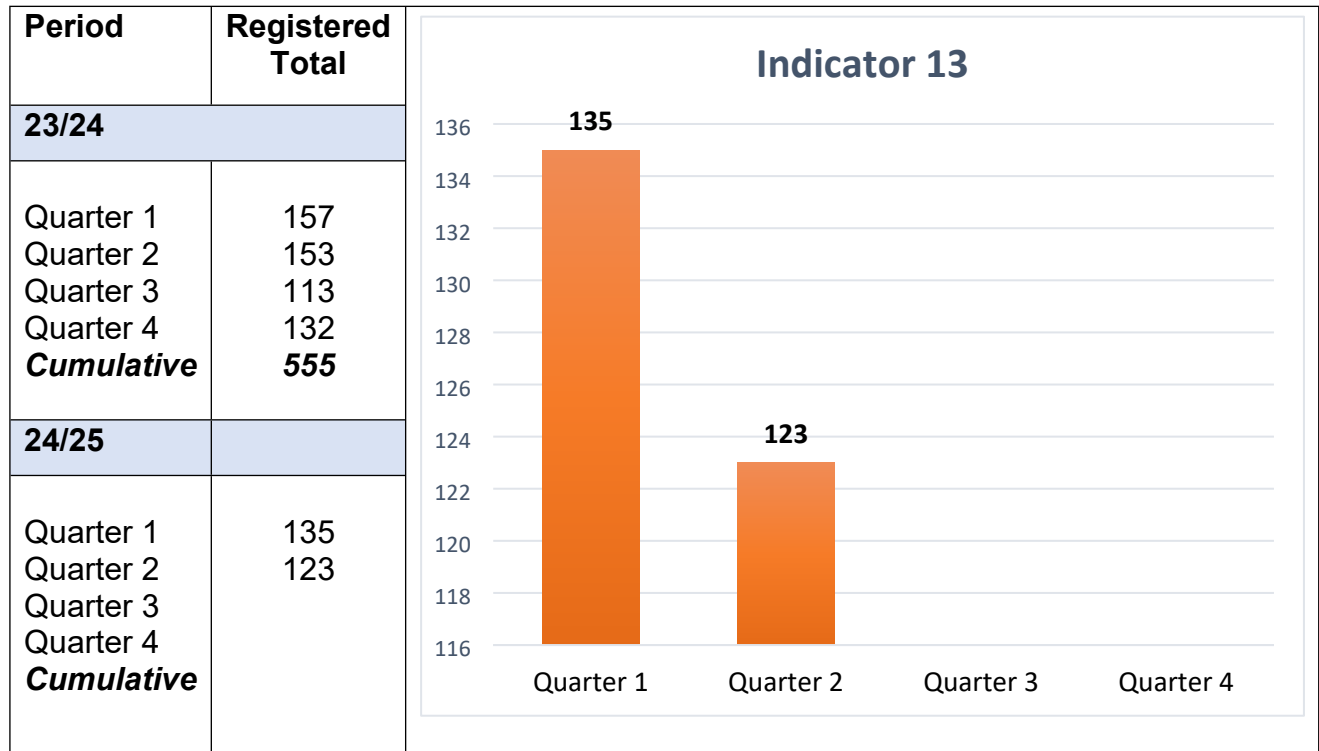
No costs for Q2

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.

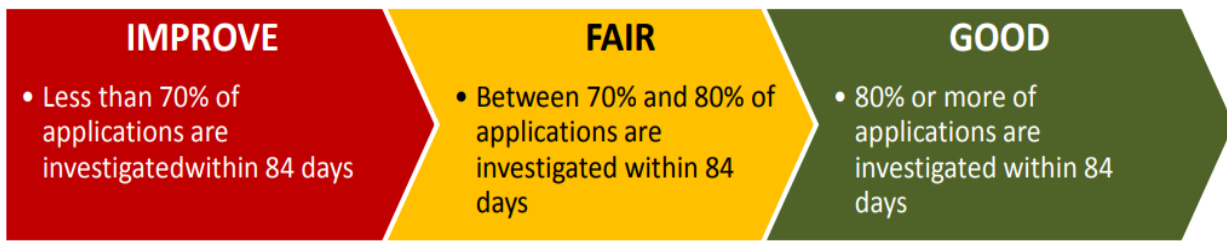
Performance Statistics Development Management - Enforcement

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

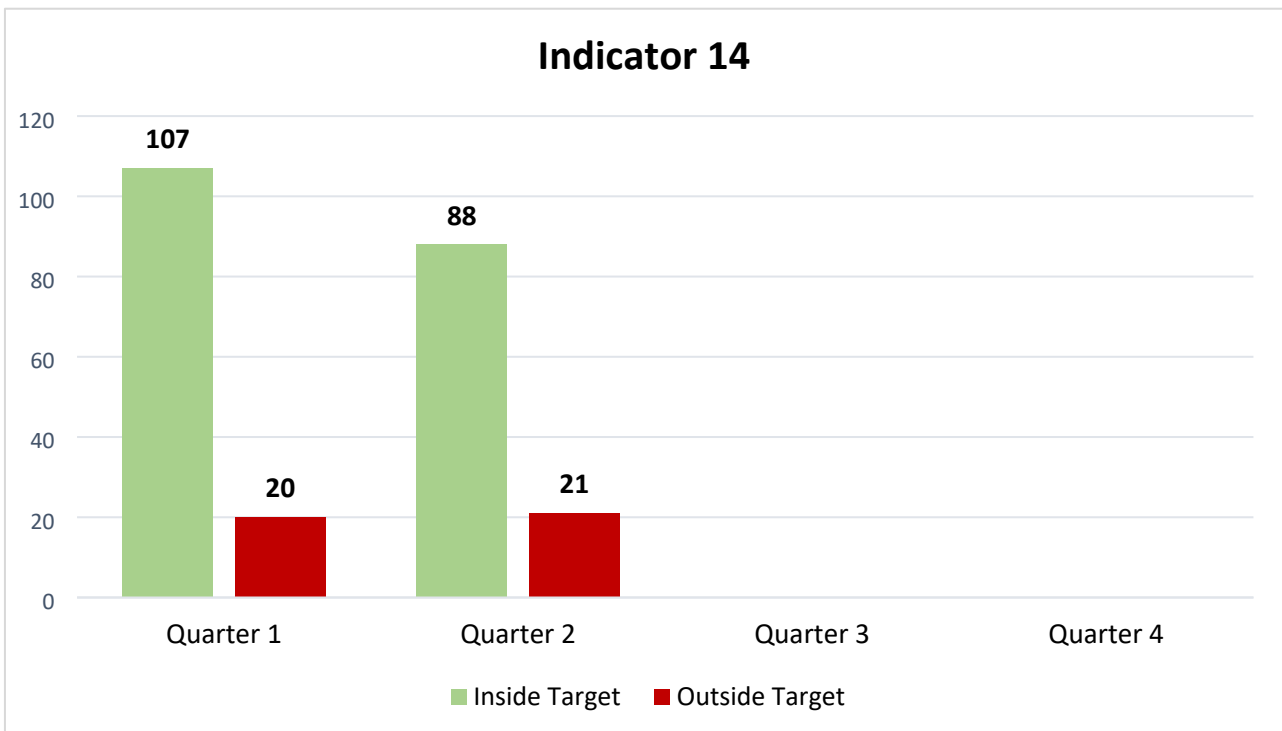


Indicator 14 Percentage of closed enforcement cases investigated within 84 days.
Divisional & National Target = 80%



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 %
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%
Cumulative	477	402	75	84%	16%
24/25					
Quarter 1	127	107	20	84%	16%
Quarter 2	109	88	21	81%	19%
Quarter 3					
Quarter 4					
Cumulative					



Indicator 15

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

Period	Average no of days
23/24	
Quarter 1	75
Quarter 2	79
Quarter 3	86
Quarter 4	49
Cumulative	72
24/25	
Quarter 1	92
Quarter 2	110
Quarter 3	
Quarter 4	
Cumulative	

