

# RECOVERY PLAN UNDER-PERFORMING INDICATOR

Q1 2021/22

## INDICATOR NAME

Performance on appeal: Major applications

## CURRENT PERFORMANCE

<b>Outturn</b>	50%
<b>Target</b>	65%

## HISTORIC PERFORMANCE

	Q1 2020/21	Q2 2020/21	Q3 2020/21	Q4 2020/21
<b>Outturn</b>	N/A	N/A	50%	50%
<b>Target</b>	65%	65%	65%	65%

## **REASONS FOR CURRENT UNDERPERFORMANCE**

In the rolling year 4 appeal decisions have been received on major applications. Of the 2 that were allowed one was an overturn of officer recommendation at Planning Committee. Those decisions with officer recommendation (delegated or committee) were above target.

## **PROPOSED ACTIONS TO CORRECT UNDERPERFORMANCE (OR REASONS WHY NO ACTION NECESSARY)**

The impact of major applications being overturned and refused at Planning Committee and then allowed at appeal has a number of affects.

Firstly, the impact of an overturn at Planning Committee and defence at appeal is significant in terms of direct costs and officer time: an Inquiry will usually cost between £50,000 - £100,000 and exposes the Council to a risk of a “costs award” of £100,000 plus.

Secondly, by refusing applications that cannot be successfully defended at appeal means that there is a delay in the housing being delivered on site that can impact on the housing delivery test assessment and delay the delivery of much needed affordable housing.

Thirdly, the reputation of the Council is adversely affected due to the confidence that investors (both looking to invest in the borough and those within the borough looking to invest internally) developers have in the decision makers following reasonable policy based officer recommendation. This is particularly key in a post Covid recovery context.

Fourthly, there is concern in relation to the Council’s commitment to the emerging Local Plan if decisions are made that are contrary to provisions and allocations of that plan and its policies.

It is essential to ensure that Planning Committee members are fully trained in the planning process, understand the legislative and policy backdrop to the decision making process, make reasonable and justified decisions on legitimate planning grounds and are fully aware of the consequences of their decisions.