

PLANNING COMMITTEE**10 FEBRUARY 2022**

REPORT TITLE	DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE- PLANNING APPEALS
REPORT OF	DIRECTOR OF REGENERATION AND PLACE

REPORT SUMMARY

The purpose of this report is to update Members on the performance of the Development Management Service regarding planning appeals, including the percentage of the Council's decisions overturned (on appeal) by the Planning Inspectorate.

This matter affects all Wards within the Borough.

The matter is not a Key Decision.

RECOMENDATION

It is recommended that the report be noted.

SUPPORTING INFORMATION

1.0 REASONS FOR RECOMMENDATION

1.1 To enable Members to be updated on the performance of the Development Management Service regarding planning appeals, including the percentage of Council decisions overturned on appeal by the Planning Inspectorate.

2.0 OTHER OPTIONS CONSIDERED

2.1 As this report is for information no alternative options are recommended.

3.0 BACKGROUND INFORMATION

3.1 The Government has prescribed a Performance Indicator relating to appeals arising from the Council's refusal of planning permission. The Performance Indicator measures the Council's appeals performance in the form of the percentage of appeals allowed.

3.2 This indicator is concerned only with planning applications where the Council has refused planning permission. It does not include planning appeals against conditions and non-determinations. Target setting for this indicator is at a local level and there is no prescribed national target. As a general comparison the national average for the number of appeals allowed is around 33% per year.

Commentary on Performance

3.3 Performance is reported for Members on a quarterly basis. These will be reported as follows:

- Q1 relates to the period 1 April to 30 June
- Q2 relates to the period 1 July to 30 September
- Q3 relates to the period 1 October to 31 December
- Q4 relates to the period 1 January to 31 March

3.4 The following table shows the data for the last two full performance years (01/04/2019 – 31/03/2020, and 01/04/2020 – 31/03/2021), together with the performance data for the first three quarters of the current reporting year (1 April 2021 to 31 March 2022). Only the information relating to the third quarter is new, with the overall total for the period also changing:

Planning Appeals	2019/20 Year	2020/21 Year	Q1 2021/22	Q2 2021/22	Q3 2021/22	2021/22 Year to date
Planning Appeals allowed as a percentage of appeals determined	25%	31%	0%	25%	40%	21%
	9 appeals allowed out of 36 Appeals	11 appeals allowed out of 35 appeals	0 appeals allowed out of 11 appeals	3 appeals allowed out of 12 appeals	4 appeals allowed out of 10 appeals	7 appeals allowed out of 33 appeals

3.5 Thus far within 2021/22, there have been 7 appeals allowed from a total of 33 appeal decisions. The appeals allowed in the third quarter were:

- ANT/21/00711 – Price Street, Birkenhead – Proposed 18m telecommunications mast;
- APP/21/00435 – 8 St James Road, New Brighton – Three storey extension to side elevation
- APP/20/00519 – 83 Martins Lane, Liscard – Change of use from 6-bed HMO to 7-bed HMO; and
- ANT/20/01569 – Rowson Street, New Brighton – Telecommunications mast

3.6 The appeals dismissed in the third quarter were:

- APP/21/00121 – 26 Balls Road, Oxton – Change of use from launderette to hot food takeaway;
- APP/19/01334 – Riverview Business Park, Bromborough – Retrospective application for change of use of land to form civil engineers contractors depot including raising of land and fencing
- APP/21/00340 – 16 Archers Way, Woodchurch – Retention of fencing
- APP/21/00106 – 30 Oldfield Way, Heswall – Porch, first-floor extension, dormers and other alterations
- APP/21/00815 – 32 Grange Road, Heswall – Front dormer extension
- APP/21/00670 – 5 Chorlton Grove, Wallasey Village – Loft conversion including dormers to front and rear

4.0 FINANCIAL IMPLICATIONS

4.1 There are no direct financial implications arising from this report.

5.0 LEGAL IMPLICATIONS

5.1 There are no direct legal implications arising from this report.

6.0 RESOURCE IMPLICATIONS: STAFFING, ICT AND ASSETS

6.1 There are no resource implications arising from this report.

7.0 RELEVANT RISKS

7.1 There is a risk of government intervention if performance falls below what is considered acceptable. This report seeks to monitor performance and manage the risk.

8.0 ENGAGEMENT/CONSULTATION

8.1 This report is factual so there has been no consultation on its contents.

9.0 EQUALITY IMPLICATIONS

9.1 Wirral Council has a legal requirement to make sure its policies, and the way it carries out its work, do not discriminate against anyone. There are no equality implications arising from the proposals within this report.

10.0 ENVIRONMENT AND CLIMATE IMPLICATIONS

10.1 The recommendations contained within this report are expected to have no impact on emissions of Greenhouse Gases.

11.0 COMMUNITY WEALTH IMPLICATIONS

11.1 There are no direct community wealth implications arising from this report.

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APPENDICES

None

BACKGROUND PAPERS

None

SUBJECT HISTORY (last 3 years) Council

Council Meeting	Date
Planning Committee	11th February 2021
Planning Committee	15th July 2021
Planning Committee	14th October 2021