

PLANNING COMMITTEE**9 FEBRUARY 2023**

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.

RECOMENDATION

Planning Committee is recommended to note and endorse this performance update report.

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 for which 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:

- Q2 relates to the period 1 July to 30 September 2022
- Q3 relates to the period 1 October to 31 December 2022

3.4 The following table shows the data for the last three full performance years, together with the performance data for the first 3 quarters of the current reporting year:

Planning Appeals	2019/20 Year	2020/21 Year	2021/22 Year	2022/23 Year to date (Q1)	2022/23 Year to date (Q2)	2022/23 Year to date (Q3)
Planning Appeals allowed as a percentage of appeals determined	25%	31%	20%	35%	27%	44%
	9 appeals allowed out of 36 Appeals	11 appeals allowed out of 35 appeals	10 appeals allowed out of 50 appeals	5 appeals allowed out of 14 appeals	3 appeals allowed out of 11 appeals	4 appeals allowed out of 9 appeals

3.5 Thus far within the second quarter 2022/23, there have been 3 appeals allowed from a total of 11 appeal decisions. The appeals allowed within this second quarter were:

- APP/21/01552 – Birkenhead School, Beresford Road – Extension to Sports Hall and associated infrastructure and landscaping.
- APP/21/00395 – 231 Bedford Road – Change of use to a 7 bed HMO.
- ADV/22/00277 – Retail Park, Bidston Moss – Illuminated digital 48 sheet advertisement.

3.6 Thus far within the third quarter 2022/23, there have been 4 appeals allowed from a total of 9 appeal decisions. The appeals allowed within this third quarter were:

- APP/22/00150 - 19 Bassenthwaite Avenue – Two storey side and single storey rear extensions.
- OUT/21/01907 - 13 Quarry Road East – Erection of a detached dwelling.

- COMX/22/00089 – Leasowe Road – Prior approval for a shed to house cattle.
- APP/21/01621 - 57 Rigby Drive – Hip to gable roof extension and a rear dormer.

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.

REPORT AUTHOR: Steven Lacey
Development Management Manager
 Email: stevenlacey@wirral.gov.uk

APPENDICES

None