

PLANNING COMMITTEE**11 FEBRUARY 2021**

SUBJECT	Development Management Performance Update – Planning Appeals
REPORT OF	Director for Regeneration & Place
SERVICE AREA AFFECTED	Development Management
WARD IMPLICATIONS	All

REPORT SUMMARY

The purpose of this report is to update Members on the performance of the Development Management Service regarding planning appeals and specifically 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.

RECOMENDATIONS

It is recommended that the report be noted.

SUPPORTING INFORMATION

1.0 REASONS FOR RECOMMENDATION

1.1 So that Members can be appraised for the performance of the Development Management Service regarding planning appeals and specifically the percentage of Council decisions overturned 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's Performance Indicator relates to appeals arising from the Council's refusal of planning permission. It 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.

3.3 Target setting for this indicator is at a local level: 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

3.4 Performance will be reported for Members moving forward 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

3.5 The following table shows the data for the last full performance year (1 April 2019 to 31 March 2020) and the current performance data for the first 3 quarters of the current reporting year (1 April 2020 to 31 April 2021):

Planning Appeals	Q1 2019/20	Q2 2019/20	Q3 2019/20	Q4 2019/20	2019/20 Year	Q1 2020/21	Q2 2020/21	Q3 2020/21
Planning Appeals allowed as a % of refused applications	20%	33%	21%	20%	25%	0%	42%	30%
	1 appeal allowed of 5 Appeal Decisions made in	4 appeals allowed of 12 Appeal Decisions made in	3 appeals allowed of 14 Appeal Decisions made in	1 appeal allowed of 5 Appeal Decisions made in	9 appeals allowed of 36 Appeal Decisions made in	0 appeals allowed of 4 Appeal Decisions made in	5 appeals allowed of 12 Appeal Decisions made in	3 appeals allowed of 10 Appeal Decisions made in

	the period	the period	the period	the period	the period	the period	the period	the period
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3.6 Within 2019/20 there were 9 from 36 decisions allowed on appeal:

- APP/18/01003 – Kingsmead, 6 Central Avenue, Bromborough, CH62 2BT – Demolition of 6 Central Avenue and the erection of two 4-bed detached bungalows
- OUT/18/01574 – 18 Oak Avenue, Upton, CH49 4NL – Erection of five detached dwellings
- APP/18/01334 – 32 Euston Grove, Birkenhead, CH43 4TZ – Change of Use from a 6-person HMO to a 7-person 7-bedroom HMO (one additional bedroom)
- APP/18/01644 – 251 Teehey Lane, Higher Bebington, Ch63 2JF – Proposed two storey side extension
- APP/18/01166 – 12 Netherfield Close, Noctorum, CH43 9ST – Change of Use from a dwelling to a C2 Residential Care Home with on-site support
- APP/18/00985 – Frankby Farm, The Nook, Frankby, CH48 1PH – Provision of four additional stables together with a foaling stall and horse grooming area
- APP/18/01021 – Masonic Temple. 27 Clifton Road, Birkenhead, CH41 2SF – Alterations to existing fire escape staircase and the formation of a new ramp to provide access for the disabled
- LBC/18/01022 – Masonic Temple. 27 Clifton Road, Birkenhead, CH41 2SF – Alterations to existing fire escape staircase and the formation of a new ramp to provide access for the disabled
- APP/18/01625 – Ashton Court, Banks Road, West Kirby, CH48 0RJ – Demolition of existing buildings and erection of 14 No. new build residential properties

3.7 Within the first 3 quarters for 2020/21 there were 8 from 26 decisions allowed on appeal:

- APP/18/01271 – 10 Anthonys Way, Gayton, CH60 0BP – Erection of a detached dwelling
- APP/19/00151 – Stratton Court, Thursby Road, Bromborough, CH62 3PW – Erection of Class A1 Retail Unit, car parking and servicing areas, access and associated works following demolition of existing buildings
- APP/19/01040 – Unit C5, 1 Brook Way, Prenton, CH43 3DT – Change of Use from B1 vacant industrial unit to D2 Private Members Gym
- APP/19/01650 – 4 Ferry Road, Eastham, CH62 0AJ – Erection of a detached dwelling (amended plans)
- APP/19/01552 – 83 Trafalgar Road, Egremont, CH44 0ED – Change of Use from C4 HMO to Sui Generis 7-bedroom HMO
- APP/19/001641 – Park Road, Eastham, CH62 8AH – Erection of six detached dwellings on land adjacent to Eastham Home Guard Club
- APP/20/00203 – 31 Forest Road, Heswall, CH60 5SN – Change of Use of an outbuilding to a beauty salon
- APP/20/00873 – 93 Thingwall Road, Irby, CH61 3UB – Build a brick wall across the frontage of garden/driveway at 2m x 7m wide

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 the MGCLG targets. 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

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APPENDICES

None

BACKGROUND PAPERS

SUBJECT HISTORY (last 3 years) Council

Council Meeting	Date
Not applicable	

Conclusion and Recommendation

1. Future reports will be brought to the Committee reporting on a quarterly basis the performance for the most recent quarter.
2. The Committee is recommended to note the contents of this report.

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