
Planning Committee**9 July 2026****Planning Appeal Performance and Decisions**

- 1 This report informs Members of planning appeal decisions determined by the Planning Inspectorate between 1 April 2025 and 31 March 2026. Appendix A is a list of the appeals decided, a summary of each decision is provided in appendix B and a list of outstanding planning appeals in appendix C.
- 2 Appeal statistics are collated by the Planning Inspectorate (PINs) on a quarterly and annual basis. The Government use the statistical returns as one of a number of measures to assess the performance of local planning authorities. To assess the quality of decisions, this is based on the total number of decisions made by the Local Planning Authorities that are subsequently overturned at appeal. The threshold whereby a Local Planning Authority is eligible for designation as under-performing is 10% of the Authority's total number of decisions on major, non-major and "county-matter" (generally minerals and waste proposals) applications made during the assessment period being overturned at appeal.
- 3 Table 1 shows results of planning appeals decided by the Planning Inspectorate for the period 1 April 2025 to 31 March 2026 for all types of planning appeals such as those against the refusal of planning permission, listed building applications and lawful development certificates.

Table 1: CYC Planning Appeals Performance

	01/04/25 to 31/03/26
Allowed	12
Split decision	-
Dismissed	60
Total Decided	72
% Allowed	17%

- 4 During the period the Planning Inspectorate allowed 31% of appeals determined. Appeals against conditions of approval do not form part of the PINs statistics but when received are used in tables 1 and 4 for information. There were no appeals in respect of “county-matter” (minerals and waste) applications during the period.

Appeals relating to “Major Development”

- 5 There was one appeal decision received during the period relating to an application for “major” development.

Table 2

Application no.	Development	Address	Officer rec.	Committee decision	Appeal decision
23/02030/FULM	Erection of a Battery Energy Storage System with associated infrastructure, site levelling works, access, landscaping and ancillary works.	Land lying To The North-West of Murton Way	Refuse	Refused	Allowed

Appeals following decisions by the Planning Committee

- 6 There were two appeals determined in the period following a decision to refuse permission made by the Planning Committee(s).

Table 3

Application no	Development	Address	Officer rec.	Committee decision	Appeal decision
23/02148/FUL	Conversion of former public house to form 6no. apartments (Use Class C3)	The Jubilee Balfour Street	Approve	Refused	Allowed
23/02030/FULM	Erection of a Battery Energy Storage System with associated infrastructure.	Land lying To The North-West of Murton Way	Refuse	Refused	Allowed

Comparison statistics

Table 4: CYC Planning Appeals 12-month Performance – comparison with previous 12-month period

	01/04/25 to 31/03/26	01/04/24 to 31/03/25
Allowed	12	12
Dismissed	60	32
Split decision	-	2
Total Decided	72	46
% Allowed	17%	26%

Table 5: Appeals relating to certain types of development (planning applications and LBCs only)

	Total appeals	Allowed	Dismissed	Percentage allowed
Change of use to HMO	16	1	15	6%
Householder development	14	3	11	21%
Advertisements	8	0	8	0%
Listed Building Consent	4	0	4	0%
New dwellings (new build or conversion)	12	4	8	33%
Change of use to commercial uses (incl holiday lets)	5	0	5	0%
Development in the Green Belt (all types – where GB was an issue)	13	4	9	31%

Note – this table does not cover all of the appeals received. Some appeals may feature in more than one category (eg a householder development in the Green Belt)

Quality of Decision Making

- 7 The latest available figures from the Ministry of Housing Communities and Local Government (the assessment criteria set out in paragraph 2 above) show that, over the 2-year rolling assessment period, 0.7% of the total CYC decisions made in respect of non-major applications and 2.6% of total decisions made in respect of major applications were overturned at appeal. The comparison figures for England are 1.1% and 3.2% respectively.

Appeal Decisions Outstanding

- 8 The list of outstanding appeals is attached at Appendix C. There are 35 appeals of all types awaiting determination.

Consultation

- 9 This is an information report for Members and therefore no consultation has taken place regarding its content.

Council Plan

- 10 The report is relevant to the “A health generating city, for children and adults,” “A fair, thriving, green economy for all,” Sustainable accessible transport for all,” “Increasing the supply of affordable good quality housing” and “Cutting carbon, enhancing the environment” city priorities of the Council Plan 2023-2027.

Implications

- 11 Financial – There are no financial implications directly arising from the report.
- 12 Human Resources – There are no Human Resources implications directly involved within this report and the recommendations within it other than the need to allocate officer time towards the provision of the information.
- 13 Legal – There are no known legal implications associated with this report or the recommendations within it.
- 14 There are no known Equalities, Property, Crime & Disorder or other implications associated with the recommendations within this report.

Risk Management

- 15 In compliance with the Council’s risk management strategy, there are no known risks associated with the recommendations of this report.

Recommendation

16 That Members note the content of this report.

Reason

17 To inform Members of the current position in relation to planning appeals against the Council's decisions as determined by the Planning Inspectorate.

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**Report
Approved**



Date 18.06.2026

Specialist Implications Officer(s) None.

Wards Affected:

All ☐ Y

For further information please contact the author of the report.

Appendices

Appendix A – Planning Appeals decided between 1 April 2025 and 31 March 2026

Appendix B - Summaries of Planning Appeals decided between 1 April 2025 and 31 March 2026

Appendix C - Planning Appeals Outstanding at 15 June 2026