

**Planning Committee**

**20 August 2015**

**Appeals Performance and Decision Summaries**

**Summary**

- 1 This report (presented to both Planning Committee and the Area Planning Sub Committee) informs Members of the Council's performance in relation to appeals determined by the Planning Inspectorate between 1 January and 30 June 2015, and provides a summary of the salient points from appeals determined in that period. A list of outstanding appeals to date of writing is also included. This report is normally presented on a quarterly basis, however due to the cancellation of the May Sub-Committee meeting and the amount of business considered at the June Sub-Committee meeting it has been held over to this meeting in order to present a full 6 month period of decisions.

**Background**

- 2 Appeal statistics are collated by the Planning Inspectorate on a quarterly basis. Whilst the percentage of appeals allowed against the Council's decision is no longer a National Performance Indicator, the Government will use appeals performance in identifying poor performing planning authorities, with a view to the introduction of special measures and direct intervention in planning matters within the worst performing authorities. This is now in place for Planning Authorities where more than 60% of appeals against refusal of permission for major applications are allowed.
- 3 The table below includes all types of appeals such as those against refusal of planning permission, against conditions of approval, enforcement notices, listed building applications and lawful development certificates. Figure 1 shows performance on appeals decided by the Inspectorate, for the last six months 1 January to 30 June 2015, and for the 12 months 1 July 2014 to 30 June 2015.

**Fig 1: CYC Planning Appeals Performance**

	<b>01/01/15 to 30/06/15 (Last 6 months)</b>	<b>01/07/14 to 30/06/15 ( Last 12 months)</b>
Allowed	3	10
Part Allowed	2	2
Dismissed	17	26
Total Decided	22	38
<b>% Allowed</b>	<b>13%</b>	<b>26%</b>
% Part Allowed	9%	5%

### Analysis

- 5 The table shows that between 1 January and 30 June 2015, a total of 22 appeals relating to CYC decisions were determined by the Inspectorate. Of those, 3 were allowed. At 13% the rate of appeals allowed is significantly below the national annual average of appeals allowed which is around 34%. By comparison, for the same period last year, out of 23 appeals 7 were allowed (30%), 2 were part allowed (9%). None of the appeals allowed between 1 January and 30 June 2015 related to “major” applications.
- 6 For the 12 months between 1 July 2014 and 30 June 2015, 26% of appeals decided were allowed, again below the national average, and similar to the previous corresponding 12 month period of 27%.
- 7 The summaries of appeals determined between 1 January and 30 June 2015 are included at Annex A. Details as to whether the application was dealt with under delegated powers or by committee are included with each summary. In the period covered two appeal were determined following refusals at sub-committee.

**Fig 2: Appeals Decided 01/01/2015 to 30/06/2015 following Refusal by Committee**

Ref No	Site	Proposal	Outcome	Officer Recom.
14/01777/FUL	6 Westlands Grove	Two storey detached dwelling	Dismissed	Approve
14/00447/FUL	Holmedene, Intake Lane, Acaster Malbis	Two storey front, first floor side, single storey front extensions and balcony to side	Dismissed	Refuse

- 8 The list of current appeals is attached at Annex B. There are 9 planning appeals lodged with the Planning Inspectorate (excluding tree related appeals).
- 9 We continue to employ the following measures to ensure performance levels are maintained at around the national average or better:
- i) Officers have continued to impose high standards of design and visual treatment in the assessment of applications provided it is consistent with Paragraph 56 of the NPPF and draft Development Control Local Plan Policy.
  - ii) Where significant planning issues are identified early with applications, revisions are sought to ensure that they can be recommended for approval, even where some applications then take more than the 8 weeks target timescale to determine. This approach is reflected in the reduction in the number appeals overall. This approach has improved customer satisfaction and speeded up the development process and, CYC planning application performance still remains above the national performance indicators for Major, Minor and Other application categories.
  - iii). Additional scrutiny is being afforded to appeal evidence to ensure arguments are well documented, researched and argued.

### **Consultation**

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

### **Council Plan**

- 11 The report is most relevant to the “Building Stronger Communities” and “Protecting the Environment” strands of the Council Plan.

### **Implications**

- 12 Financial – There are no financial implications directly arising from the report.
- 13 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.
- 14 Legal – There are no known legal implications associated with this report or the recommendations within it.

- 15 There are no known Equalities, Property, Crime & Disorder or other implications associated with the recommendations within this report.

### **Risk Management**

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

### **Recommendation**

- 17 That Members note the content of this report.

### **Reason**

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

### **Contact Details**

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**Report  
Approved**



**Date** 28 July 2015

**Specialist Implications Officer(s)** None.

**Wards Affected:**

All  Y

**For further information please contact the author of the report.**

### **Annexes**

**Annex A – Summaries of Appeals Determined between 1 January and 30 June 2015**

**Annex B – Outstanding Appeals at 29 July 2015**