



BeFirst

Be First Regeneration Ltd
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IG11 8HG

Working in partnership with



Performance Review Sub-Committee Report

Performance Report
1st April 2022 – 31st March 2023

Prepared 20/03/2023

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Introduction

The Planning Performance Review Sub-Committee is appointed by the Planning Committee each year to consider and report back on an annual basis a random sample of delegated planning decisions and examine/evaluate a number of them to assess whether relevant planning policies and criteria were applied in each case. In addition to this, the Planning Performance Review Sub-Committee will review planning appeal performance and have scrutiny of overturned decisions.

As part of the review process the Chair of Planning Committee has randomly selected 10 planning applications, determined between 1 April 2022 and 31st March 2023. To add context to this sample, an overview of all decisions taken within the period 1 April 2022 and 31st March 2023 is provided below.

Due to the timing of the 2022/23 committee calendar and the May local elections, it has been necessary to bring this item to members of the sub-committee ahead of the end of the 2022/23 financial year and the publication of the DHLUC performance data for the 24-month period ending December 2022. March's application figures will be added to the report presented to committee in April. For the purposes of this report, any comparison against the DHLUC performance data has been based on internally compiled data but will be confirmed at the sub-committee on 28/03/2023 and in the report presented to members at April's planning committee.

PART 1: DLUHC PERFORMANCE DATA

The following performance data is provided for the 24-month period April 2020 – March 2022*. This data is then compared the DLUHC performance data (January 2020 – December 2021) to be published on 22nd March 2023 and represents an accurate reflection of the Development Management service against all other local authorities.

Major Development Performance (24 months to March 2023):

Benchmarked against DLUHC Table 151

100% (57 out of 57) of all 'major' applications were determined within time April 2021 – March 2023. This performance places LB Barking & Dagenham **joint 1st nationally** when compared against all 330 Local Planning Authorities and **joint 1st in London** when compared against all 32 London Planning Authorities. *It is important to note that 36 authorities nationally and 7 other London authorities all share 1st place achieving 100% of all major applications determined within time.*

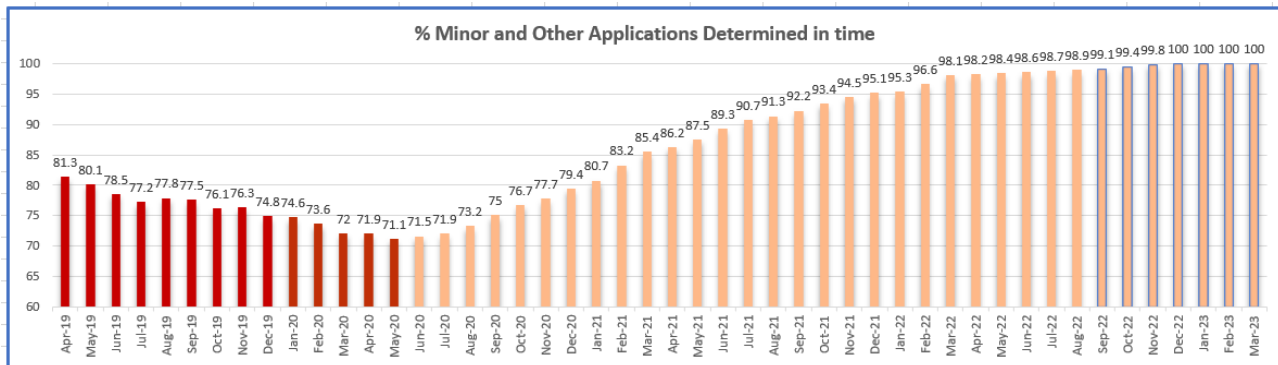
Our performance for the timely determination of Major developments over the past 24 months could not have been improved against the parameters of DLUHC performance data but the team are continuing to work to bring through efficiencies and improvements to accelerate growth within the Borough.

Non-Major Development Performance (24 months to March 2023):

Benchmarked against DLUHC Table 153

The graph below represents the Development Management's service performance for the determination of 'Non-Major' applications in accordance with DLUHC reporting criteria. Each bar below represents the cumulative average performance of the previous 24 months. (e.g. 'Oct 21' below returns data for Nov 2019 - Oct 2021)

*To be confirmed/updated end of March 2023.



- The bars above in red represent historic performance of the team until the end of May 2020.
- The bars in orange represent the performance of the team as published quarterly by DLUHC.
- The bars with blue border represent performance based on monthly performance data.

100% (2,334 out of 2,334) of all ‘non-major’ applications were determined ‘within time’ April 2021 – March 2023. This performance will place LB Barking & Dagenham **1st nationally** (up 337 places from June 2020) when compared against all 330 Local Planning Authorities and **1st in London** (up 29 places from June 2020) when compared against all 32 London Planning Authorities.

In addition to the above, it is also important to report on the timeliness of determinations ‘within 8 weeks’ as this links to Be First’s aspirations to accelerate development aligning more widely to the government’s aspiration to ‘speed up’ the planning process. The table below shows the top ranked local authorities for non-major decisions made within 8 weeks as a percentage of total decisions made. It is important to note that the below table illustrates planning performance where no extension of time has been necessary.

Position	Local planning authority	Total non-major decisions	Total non-major decisions within 8 weeks	% within 8 weeks
1	Barking and Dagenham	1,769	1,684	95
2	Watford	1,431	1,220	85
3	North Tyneside	1,824	1,552	85
4	Castle Point	1,233	1,041	84
5	Redbridge	4,052	3,384	84
6	Chelmsford	3,466	2,850	82
7	Northumberland National Park	88	72	82
8	Coventry	2,472	2,010	81
9	Medway	2,633	2,126	81
10	Fareham	1,936	1,562	81

As per DLUHC data published December 2022 (based on the 24-month average prior to Sept 2021), **95%** (1,684 out of 1769) of all ‘non-major’ applications were determined ‘within 8 Weeks’. This performance places LB Barking & Dagenham **1st nationally** when compared against all 330 Local Planning Authorities and **1st in London** when compared against all 32 London Planning Authorities. Based on internal data, Be First is expected to remain first placed nationally and in London in terms of decisions within 8 weeks when the data up to December 2021 is published*.

*To be confirmed/updated end of March 2023.

PART 2: FINANCIAL YEAR 2021-2022 PERFORMANCE DATA**Applications determined:**

	Q1 <i>Apr 22 – Jun 22</i>	Q2 <i>Jul 22 – Sep 22</i>	Q3 <i>Oct 22 – Dec 22</i>	Q4* <i>Jan 23 – Feb 23</i>	12 Month Total <i>Apr 22 – Feb 23*</i>
Majors (Determined in time)	100% (12 out of 12)	100% (7 out of 7)	100% (9 out of 9)	100% (4 out of 4)	100% (32 out of 32)
Minors (Determined in time)	100% (54 out of 54)	100% (58 out of 58)	100% (46 out of 46)	100% (31 out of 31)	100% (189 out of 189)
Others (Determined in time)	100% (152 out of 152)	100% (144 out of 144)	100% (145 out of 145)	100% (88 out of 88)	100% (529 out of 529)
CLE's & CLP's (Determined in time)	100% (122 out of 122)	100% (87 out of 87)	100% (93 out of 93)	100% (51 out of 51)	100% (353 out of 353)

The above table confirms that 100% of all decisions taken on the above applications within the previous financial year were taken within time.

Appeals:

	Q1 <i>Apr 22 – Jun 22</i>	Q2 <i>Jul 22 – Sep 22</i>	Q3 <i>Oct 22 – Dec 22</i>	Q4* <i>Jan 23 – Feb 23</i>	12 Month Total <i>Apr 22 – Feb 23*</i>
Planning Appeals (Dismissed)	45% (5 out of 11)	86% (25 out of 29)	65% (11 out of 17)	90% (9 out of 10)	75% (50 out of 67)

The most recent national average published by the Planning Inspectorate is at 68% dismissed. This places the quality of decision taking by LB Barking and Dagenham above the national average and represents a 6% improvement on last years performance. This is an excellent result given the speed of determination and the ageing local policy context (2010/2011) against which decisions are determined.

Householder

The Development Management Team have set an aspirational target to approve 67% of all 'Householder' applications. This is an extremely ambitious challenge given the quality of submissions at receipt is generally very poor and propose extremely unneighbourly development. Officers work hard to engage with applicants and seek meaningful improvements and amendments to proposals (where possible) and through the period April 2022- March 2023 achieved a **66% (317 out of 480)** approval of all Householder applications, a 1% increase on last year's performance.

Whilst this is marginally below the team's aspirational target, the quality of decision making (*as reflected above in the appeals data*) remains high and the timely determinations (*as demonstrated in the applications determined data*) represents a nationally best position.

*To be confirmed/updated end of March 2023.

PART 3: APPLICATIONS SAMPLE FOR DETAILED REVIEW

The following table provides a key summary of the sample of randomly selected applications determined within the period of 1 April 2022 and 13th March 2023 out of a total of 1549 decisions issued. The applications are listed in date order of the date of the decision being issued. The Sub-Committee will select 3-4 of the reports below for a further detailed review and the outcome of this will be reported back to the Full Planning Committee following this review.

App. Ref:	Address:	Decision:	Within Statutory period?	Within time agreed?
22/00212/Full	86 Faircross Ave	Refused	YES	n/a
22/00259/HSE	2 Verney Road	Refused	YES	n/a
22/00254/HSE	10 Foxglove Road	Refused	YES	n/a
22/00418/PRIEXT	101 Victoria Rd, Barking	Prior Approval Not Required	YES	n/a
22/00428/HSE	60, Kings Ave, Chadwell Heath	Refused	YES	n/a
22/00370/HSE	60, Langhorne Road	Refused	YES	n/a
22/00345/HSE	176, Lillechurch Road	Refused	YES	n/a
22/00520/PRIEXT	257, Salisbury Avenue	Prior Approval Not Required	YES	n/a
22/00285/FULL	97 St Awdrys Road, Barking	Refused	YES	n/a
22/00585/FULL	188, Sterry Road	Refused	YES	n/a

Further Detailed Review

The sub-committee received a bundle at Appendix 1 providing further detail on each of the applications identified for review in the table above. The bundle contains the following information for each application:

- Overview title page
- Key Drawings(s)
- Key aerial imagery provided for wider site context
- Officer Delegated Report
- Decision Notice

The following tables record a summary of the performance and quality indicators for each application the Sub-Committee considered in further detail along with a summary of the matters reviewed on each application.

Please note these tables will be populated following the detailed review at the sub-committee and presented to the planning committee as an addendum to confirm an accurate reflection of members comments/considerations.

App. Ref:		Date Received:			
App. Address:		Date Determined:			
Proposal:					
Time Taken (weeks)	Within statutory period or agreed time?	Correct planning history noted?	Correct policies applied?	Officer report published to file?	Decision notice published to file?
Summary of Quality & Comments of the Sub-Committee:					
•					

App. Ref:		Date Received:			
App. Address:		Date Determined:			
Proposal:					
Time Taken (weeks)	Within statutory period or agreed time?	Correct planning history noted?	Correct policies applied?	Officer report published to file?	Decision notice published to file?
Summary of Quality & Comments of the Sub-Committee:					
•					

App. Ref:		Date Received:	
App. Address:		Date Determined:	
Proposal:			
Time Taken (weeks)	Within statutory period or agreed time?	Correct planning history noted?	Correct policies applied?
Summary of Quality & Comments of the Sub-Committee: <ul style="list-style-type: none"> 			

App. Ref:		Date Received:	
App. Address:		Date Determined:	
Proposal:			
Time Taken (weeks)	Within statutory period or agreed time?	Correct planning history noted?	Correct policies applied?
Summary of Quality & Comments of the Sub-Committee: <ul style="list-style-type: none"> 			

PART 4: APPEALS SAMPLE FOR DETAILED REVIEW

The following table provides a key summary of the sample of randomly selected appeals decisions received within the period of 1 April 2022 and 13th March 2023 out of a total of 67 appeals determined by the Planning Inspectorate. The appeals are listed in date order of the date of the decision being issued. The Sub-Committee will select 3-4 of the reports below for a further detailed review and the outcome of this will be reported back to the Full Planning Committee following this review.

Appeal. Ref:	Address:	Appeal Outcome	Appeal description
APP/Z5060/D/21/3283439	45 VICTORIA RD	Appeal Allowed	Prior notification application for the construction of a single storey rear extension.
APP/Z5060/W/20/3249128	68 IVYHOUSE RD	Appeal Allowed and costs awarded	Demolition of existing garage and erection of two storey 1 bedroom end of terrace house.
APP/Z5060/W/22/3296524	144 MARSTON AVE	Appeal Allowed	Demolition of an existing garage and the construction of a new semi detached two storey 2x bedroom dwelling including a single storey side extension on the new property and a roof light to the front of the loft, and a pitched roof to match 144 Marston Avenue.
APP/Z5060/W/21/3288107	328, RIPPLE ROAD	Appeal Allowed	Conversion of existing dwelling into 3 flats (1x studio, 1x 2 bedroom and 1x 3 bedroom) including internal alterations, a rear dormer extension including one roof light to the rear, four roof lights to the front and six windows to the side, with associated cycle parking and refuse storage.
APP/Z5060/D/22/3308606	180 LONGBRIDGE RD	Appeal Allowed	Construction of an outbuilding
APP/Z5060/W/22/3302777	86, BELL FARM AVE	Appeal Allowed	Retrospective application for the construction of a single storey rear outbuilding and conversion into a one-bedroom flat to be used as accommodation ancillary to the main dwellinghouse
APP/Z5060/X/21/3284654	188 LONGBRIDGE RD.	Dismissed	Application for a lawful development certificate (proposed) for the demolition of the existing outbuilding and the construction of a new outbuilding
APP/Z5060/D/22/3306334	5 WOOD LANE	Dismissed	Construction of a front porch with pitch roof
APP/Z5060/W/22/3291686	202, HUNTERS HALL RD.	Dismissed	Change of use of dwelling from 5 self contained flats (unauthorised use) to a House in Multiple Occupation.
APP/Z5060/W/21/3282938	18, STOCKDALE RD.	Appeal Allowed	Demolition of existing garage and the construction of a two storey, 1x bedroom dwelling

Further Detailed Review

The sub-committee received a bundle at Appendix 2 providing further detail on each of the applications identified for review in the table above. The bundle contains the following information for each application:

- Overview title page
- Key Drawings(s)
- Key aerial imagery provided for wider site context
- LBBB Decision Notice
- Planning Inspectorate Appeal Decision (and any associated cost decision if relevant)

The following tables record a summary of the performance and quality indicators for each application the Sub-Committee considered in further detail along with a summary of the matters reviewed on each application.

Please note these tables will be populated following the detailed review at the sub-committee and presented to the planning committee as an addendum to confirm an accurate reflection of members comments/considerations.

Appeal Ref:		Planning App Ref:	
Appeal Address:		Planning App (decision date)	
Proposal:			
Officer summary of the Appeal Outcome			
<ul style="list-style-type: none"> • 			
Learning Outcomes			
<ul style="list-style-type: none"> • 			
Summary of the comments of the Sub-Committee:			
<ul style="list-style-type: none"> • 			

Appeal Ref:		Planning App Ref:	
Appeal Address:		Planning App (decision date)	
Proposal:			
Officer summary of the Appeal Outcome			
<ul style="list-style-type: none"> • 			
Learning Outcomes			
<ul style="list-style-type: none"> • 			
Summary of the comments of the Sub-Committee:			
<ul style="list-style-type: none"> • 			

Appeal Ref:		Planning App Ref:	
Appeal Address:		Planning App (decision date)	
Proposal:			
Officer summary of the Appeal Outcome			
<ul style="list-style-type: none"> • 			
Learning Outcomes			
<ul style="list-style-type: none"> • 			
Summary of the comments of the Sub-Committee:			
<ul style="list-style-type: none"> • 			

Appeal Ref:		Planning App Ref:	
Appeal Address:		Planning App (decision date)	
Proposal:			
Officer summary of the Appeal Outcome			
<ul style="list-style-type: none"> • 			
Learning Outcomes			
<ul style="list-style-type: none"> • 			
Summary of the comments of the Sub-Committee:			
<ul style="list-style-type: none"> • 			