



Committee	Strategic Planning Committee
Date	12/01/2026
Subject	Development Management Planning Performance Report – 1 July to 30 September 2025
Cabinet Member	Councillor Mark Packard Cabinet Member with responsibility for Planning and Coastal Management
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Key Decision?	No
Is the report Open or Exempt?	OPEN

Category of Exempt Information and reason why it is NOT in the public interest to disclose the exempt information.	Not applicable
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Purpose/Summary

This report, in a combined Development Management format, provides:

- the quarterly figures for the number of 'Planning Applications' determined within government targets or agreed extensions of time within the most recently completed financial quarter.
- statistics and summaries of planning related appeal decisions received, as a means to monitor the quality of decisions made by the Local Planning Authority and identify any key learning points to improve future decision making (with Appendix A containing summaries of the appeal decisions).
and
- information on the activities of the enforcement section of the Development Management Team.

Recommendation(s)

That Strategic Planning Committee notes the report concerning the performance of the Development Management Team in terms of the speed of determining planning applications, outcomes of appeal decisions and enforcement activity.

Strategic plan

How does this proposal support Our Direction 2028?

Environmental Impact	The statistics presented in this report are not directly applicable to this. However, it is recognised that the planning application process has to consider the material planning impacts upon the environment.
Sustainable Housing	The statistics presented in this report are not directly applicable to the this. However, it is recognised that the planning application process and the planning policies which are used to determine such applications seeks to ensure the provision of sustainable housing.
Tackling Inequalities	The statistics presented in this report are not directly applicable to the this. However, it is recognised that the Planning Service and the determination of planning and planning related applications is a statutory function of the Council. It also provides a vital mechanism through which improvements to the district can be secured for the benefit of residents, businesses and visitors, no matter their personal circumstances.
Thriving Economy	The Planning Service and the determination of planning and planning related applications is a statutory function of the Council. It also provides a vital mechanism through which improvements to the district can be secured for the benefit of residents, businesses and visitors, including the provision of buildings for employment uses, and supporting uses that add to vitality within district and town centres.
Our Foundations / governance of the organisation	The Planning Service and the determination of planning and planning related applications is a statutory function of the Council. It also provides a vital mechanism through which

improvements to the district can be secured for the benefit of residents, businesses and visitors.

Although Planning Enforcement is technically a discretionary function, it is required to ensure that the necessary planning consents are obtained and conditions/requirements of such consents are adhered to.

Without an effective planning enforcement service there would be pressure for those within the district to comply with planning regulations, and the benefits to the environment, the economy and communities that arise from the application and consenting process would not necessarily be obtained.

Justification for recommendations

1. Background

- 1.1. This report hereby provides, in a combined Development Management format, details on:
 - the determination timescales for all planning applications at East Suffolk Council when tested against the government set timescales as well as the East Suffolk Council stretched targets.
 - Key statistics relating to the activities of the Planning Enforcement Team, and
 - an update on the planning performance of the Development Management Team in terms of the quality and quantity of appeal decisions received from the Planning Inspectorate.
- 1.2. The Key Performance Indicators (KPIs) are reported on a quarterly basis and included within the East Suffolk Council performance report and tested against the Council's Business Plan.

2. Introduction

- 2.1. East Suffolk Council as Local Planning Authority through its Development Management Team determines applications that seek Planning Permission, Listed Building Consent, Advertisement Consent, Prior Notification Approval, and Tree Works applications along with associated applications such as those seeking approval of matters reserved by conditions on consents.
- 2.2. The decisions on such applications can be appealed to the Planning Inspectorate, by the applicants, either when the scheme is refused by the Local Planning Authority, the decision is not issued within the government timeframes or an agreed extension of time, or where they do not agree with conditions that are imposed.
- 2.3. Alongside this there is an enforcement role, through which the team investigates reports of potential breaches of planning control, seeks to resolve such breaches through the submission of applications (where appropriate), cessation of use(s) and/or removal of unauthorised works through discussion/informal routes and/or through formal enforcement action such as the serving of notices.
- 2.4. When an enforcement notice is served, those on which it is served also have a right to appeal to the Planning Inspectorate.

Planning and Planning Related Applications

- 2.5. This section of the report focuses on the applications for Planning Permission (those seeking Approval of Reserved Matters, Change of Use, Full Planning Permission, Outline Planning Permission, Removal of Condition(s) and Variations of Condition(s)). There are

herein referred to as Planning Applications, and the key application types that are monitored by Government with rolling 2-year targets.

2.6. The figures referred to in this report are referred to as those for ‘Major’ applications and ‘Non-Major’ applications. ‘Major’ development is defined in the National Planning Policy Framework (NPPF) as:

“Major development: For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.”

2.7. ‘Non-Major’ development/applications are proposals for planning permission which fall outside the above definition for ‘Major’.

2.8. The data for Planning Applications during the quarter 1 July 2025 – 30 September 2025 is:

	Numbers in time /within agreed extension of time	Total number determined	Percentage determined in time/within agreed extension of time	National Target
Major Development	17	19	84.21%	60%
Non-Major Development (Minor and Others combined)	347	420	82.62%	70%

2.9. During this quarter, the proportion of Major planning applications determined within 13 weeks or an agreed extension of time, was 100% which is substantially higher than the national target of 60%.

2.10. As a result of the excellent performance during this quarter, the overall performance for Major decisions during the current monitoring period (1 July 2025 – 30 September 2025) is at 84.21%, with a substantial buffer above the national 60% target.

2.11. During this quarter approximately 82.62% of Non-Major planning applications were determined within 8 weeks or an agreed extension of time, which is also above the 70% national target.

2.12. The period 1 July 2025 – 30 September 2025, was the last quarter of the 1 October 2023 to 30 September 2025 two-year national government monitoring period. The overall figures for that two-year period were:

- 115 Major Planning Applications were determined, and of those 98 were determined within 13 weeks or within an agreed Extension of Time. That equates to 85% being within 13 weeks or within an agreed Extension of Time, which is comfortably above the 60% threshold.

- 3,221 Non-Major Planning Applications were determined, and of those 2,414 were determined within 8 weeks or within an agreed extension of time. That equates to 74.95%, which is almost 5% above the 70% threshold.

- 2.13. The percentages determined in time each quarter between 1 July 2025 and 30 September 2025, are shown on the graphs in **Figures 1 and 2 of Appendix B** to this report.
- 2.14. The period 1 July 2025 – 30 September 2025, was also the fourth quarter of the current two-year national government monitoring period (1 October 2024 to 30 September 2026). Up until 30 September 2025, during the current monitoring period, the figures were:
- 61 Major Planning Applications were determined, and of those 78 were determined within 13 weeks or within an agreed Extension of Time. That equates to 79% being within 13 weeks or within an agreed Extension of Time, which is comfortably above the 60% threshold.
 - 1,633 Non-Major Planning Applications were determined, and of those 1,260 were determined within 8 weeks or within an agreed extension of time. That equates to 77.16%, which is 7% above the 70% threshold.
- 2.15. The percentages determined in time each quarter between 1 October 2024 and 30 September 2025, are shown on the graphs in **Figures 3 and 4 of Appendix B** to this report.
- 2.16. Although national government monitors Local Planning Authority Performance on the basis of the performance of planning applications, it should also be recognised that the team of officers within the Development Management, Major Projects and Infrastructure, Energy Projects and Specialist Services Teams also determine a significant number of a wide range of other types of planning related applications and responded to pre-application enquiries and consultations from other organisations, which are not included within the above figures (along with other elements of their roles that do not necessarily show within statistical data).

Planning Enforcement

- 2.17. This report provides details of key statistics relating to the activities of the Planning Enforcement Team between 1 July and 20 September 2025.
- 2.18. East Suffolk Council as Local Planning Authority is the authority responsible for the investigation of potential breaches of planning control and taking action (and determination when such action is appropriate).
- 2.19. The Planning Enforcement Team follows the adopted [East-Suffolk-Planning-Enforcement-Policy.pdf \(eastsoffolk.gov.uk\)](#), in terms of the way it priorities cases and the investigation processes it follows.
- 2.20. In determining whether or not there is a breach of planning control and if formal enforcement action should be undertaken, national legislation and regulations are followed.

- 2.21. A breach of planning control occurs when physical works or a change of use constitute 'development' and they are either not Permitted Development, not granted by a planning permission (and in some cases a Listed Building Consent or advertisement consent) and/or are in breach of the requirements of a condition on a planning permission or planning related consent.
- 2.22. Detailed below are the number of enforcement cases received/logged and closed, and details of planning enforcement related notices served. However, there is a lot of activity that is undertaken by the team sitting behind those figures, in order to investigate whether such reports are actually breaches of planning control, and seeking to resolve those that are via informal means, prior to potentially pursuing formal enforcement action through the serving of notices.
- 2.23. During the most recent quarter (July to Sept 2025) there were the following number of Planning Enforcements cases received/logged and closed:

Month	Cases received/logged*	Cases closed
July	37	36
August	55	48
Sept	40	57
Total	132	141

**Please note all new complaints are logged, site visited and then triaged in accord with the appropriate risk assessment.*

- 2.24. As shown by the above table, a different number of cases were received/logged and closed during this period. It should be recognised that these are unlikely to be the same cases opened and closed during the same quarter due to the length of time that is required for investigations and processes to resolve and/or close planning enforcement cases. However, the fact that the numbers in and out are broadly level is good, as it indicates that there is an equilibrium, indicating that the total number of cases on the books is not increasing significantly. Although the team is aware that there are a significant number of open older cases which they are continuing to work through to clear, which is the reason behind the higher number of closures in August and September.
- 2.25. During the same quarter, the numbers of cases closed for each reason were:

Reason	July	Aug	Sept
No Breach	14	18	19
Compliance/use ceased	8	6	12
Planning Permission Granted	7	8	10
Permitted Development	1	1	2
Other Department	0	5	2
Withdrawn	0	0	1
Insufficient Evidence	0	0	3
Not Expedient	5	7	8
Duplicate	1	1	0
Historic	0	2	0

- 2.26. It is interesting to note from the table above that during all three months the category with the highest number of closures of current cases was 'no breach'. This shows that a significant number of the reports made to the Planning Enforcement Team are not actually breaches of planning control.
- 2.27. However, it should be noted that the team still has to investigate these cases, which requires significant time from the Enforcement Team, not only in terms of logging and acknowledging the complaint, but also in terms of direct investigation processes including site history checks, visiting the sites and various letters, emails and phone calls with site owners/operators and complainants. Often in such cases it also appears complainants are unwilling to accept that they are not breaches of planning control and/or that the Local Planning Authority therefore cannot take any action, so there is often further calls and emails after the cases are closed, creating significant additional work for officers.
- 2.28. A significant proportion of the cases were also closed during this quarter once planning permission was granted, which means there was a breach of planning control, but it was resolved by the granting of planning permission.
- 2.29. During the same quarter, the numbers of cases closed within different timescales were:

<u>Time taken to close cases</u>	<u>Cases Closed in July</u>	<u>Cases Closed in Aug</u>	<u>Cases Closed in Sept</u>
<u>1-20 days</u>	12	4	8
<u>21-40 days</u>	5	3	10
<u>41-60 days</u>	1	1	3
<u>61-80 days</u>	4	1	0
<u>81 - 100 Days</u>	1	1	3
<u>101 – 120 Day</u>	1	0	5
<u>121 + Days</u>	12	38	28
<u>Total</u>	36	48	57

- 2.30. The above figures show that enforcement cases take a variety of time periods to investigate and close, which is to be expected, because every case is different in terms of the issues and complexity.

2.31. During this quarter the following notices were served by the Planning Enforcement Team:

<u>Type of Notice</u>	<u>Address and case reference</u>	<u>Breach</u>	<u>Date of Notice</u>	<u>Date when notice takes effect</u>	<u>Compliance period</u>	<u>Additional Notes / Comments</u>
Enforcement Notice	Farm View 4 Millville, Mill Lane, Campsea Ashe (ESC Investigation Case reference ENF/22/0329/DEV)	Without planning permission the erection of a Storage Building on the Land.	19 August 2025	18 September 2025	4 months	ESC has not received any notification of an appeal being submitted the appeal period has now passed.

Appeals

- 2.32. The applicant has a right to appeal to the Planning Inspectorate when East Suffolk Council as Local Planning Authority refuses a planning application or planning related application (e.g. listed building consent), when they do not agree with a condition(s) imposed on a consent, or when an enforcement notice is served on them.
- 2.33. The report is presented to Members as rolling reporting mechanism on how the Council is performing on the quality of decisions by reporting on appeal decisions received from the Planning Inspectorate.
- 2.34. A total of 12 planning related appeal decisions and two applications for costs, have been received from the Planning Inspectorate between 1 September 2025 and 25 November 2025, following a refusal of planning permission or planning related consent by East Suffolk Council, or appeals against conditions or as appeals against non-determination, or as an appeal against an enforcement notice.
- 2.35. A summary of all the appeal decisions received is appended to this report (**Appendix A**).
- 2.36. Central Government monitor appeal success rates at Local Authorities and therefore it is important to ensure that the Council is robust on appeals, rigorously defending reasons for refusal. Appeal decisions also provide a clear benchmark for how policy is to be interpreted and applications considered.
- 2.37. Very few planning refusals are appealed (approximately 20%) and nationally on average there is a 42% appellant success rate for major applications, 27% success rate for minor applications and 39% success rate for householder applications.
- 2.38. The five Planning Appeals (i.e. those against refusal of planning permission), were all dismissed by the Planning Inspectorate.
- 2.39. Two decisions related to the refusal of Minor Planning Applications, and they were both dismissed. (start on **page 4 of Appendix A**).
- 2.40. There were three appeals in relation to the refusal of Other Planning Applications (i.e. householder planning applications and those for changes of use). They were all dismissed (start on **page 8 of Appendix A**).
- 2.41. There was also one appeal against a variation of condition application. That application was allowed on appeal (**page 13 of Appendix A**).
- 2.42. Alongside the above Planning Appeals, applications for refusals or non-determination of planning related applications (i.e. for other forms of planning related consent other than planning permission) can be made.
- 2.43. There were no appeals in relation to appeals against a condition imposed on a consent, Prior Notification applications under Parts 1, 3, 6, 14 or 20 of the General Permitted

Development Order, against refusals of applications for advertisement consent, listed building consent or certificates of lawfulness, and no appeals against high hedge notices or Community Infrastructure Levy decisions.

2.44. Planning Enforcement Notices can also be appealed. There were five appeal decisions relating to the appeal of an enforcement notice during this reporting period (**page 18 of Appendix A**). They related to:

- The installation of an unauthorised exterior door in front of the original front door of a listed building (11 Wharton Street, Bungay), which was dismissed and the notice upheld
- Two appeals in relation to the unauthorised material change of use of a residential dwelling into 2 residential units used for holiday letting purposes, at 88 Bridge Road, Oulton Broad. They were both dismissed and the notice upheld.
- The installation of a metal roller shutter and surface mounted box on a listed building and attachments of unauthorised advertisements, at 6 Upper Olland Street, Bungay. This was dismissed and the notice upheld.
- The unauthorised material change of use of the land from a residential amenity use to a storage use, for the siting of a mobile home and the laying of hardstanding, at Land East of Mariawood, Hulver Street, Henstead. The inspector concluded that the use had become a mixed use rather than solely storage, and whilst they could have potentially amended the notice, they concluded to do so could cause injustice to the appellant and to the LPA, so they quashed the notice.

2.45. In terms of the key outcomes of the reported appeals, the decisions of particular note are those that relate to the determination of applications for schemes allocated within the Development Plan (i.e. Local Plan or a Neighbourhood Plan):

- The appeal relating to a proposal for a single dwelling at Lowestoft Lifeboat Crew Association, Lowestoft (**page 5 of Appendix A**), afforded limited weight to the provision of self-build dwelling and only moderate weight to housing delivery despite the lack of five year housing land supply, concluding they did not outweigh the harm resulting from inappropriate design and landscape impact.
- The appeal relating to a scheme for a large annexe at Barsham Rigg, Barsham concurs with previous appeal decisions that annexes must be subordinated to and well-related to the dwelling to which they serve (**page 9 of Appendix A**).
- The appeal relating to the 'Permission in Principle' application, concurs with previous decisions outside the district, that such proposals within the zone of influence of European Protected Sites, where mitigation is not secured would likely have a significant adverse effect on the integrity of European Sites, and therefore the proposal constitutes habitats development which is exempted from permission in principle under Article 5B(1) of the Order (**page 13 of Appendix A**).

2.46. There were also two decisions on applications for an award of costs, both of which were dismissed, on the grounds that the authority had not acted unreasonably. Although it is

acknowledged that in the case related to an appeal against non-determination, earlier communication from the case officer would have been beneficial.

3. Proposal

- 3.1. These figures should continue to be monitored on a quarterly basis.

4. Financial Implications

Planning and Planning Related Applications

- 4.1. As explained in the [previous Planning Performance Report to Strategic Planning Committee](#), the planning application fees were increased on 6 December 2023 through [The Town and Country Planning \(Fees for Applications, Deemed Applications, Requests and Site Visits\) \(England\) \(Amendment\) Regulations 2023 \(legislation.gov.uk\)](#) and those regulations also amended Town and Country Planning Development Management Procedure Order 2015 (as amended), to introduce a 16 week planning guarantee.
- 4.2. This means where a planning application takes longer than the statutory time periods (i.e. 13 weeks for Major and 8 Weeks for Non-Major) and an extension of time has not been agreed with the applicant, the Planning Guarantee applies.
- 4.3. This means that if a Major application is not decided within 26 weeks or a Non-Major within 16 weeks, and where no extension of time has been agreed, or appeal against non-determination been submitted, then the fee paid by the applicant will be refunded to them.
- 4.4. Therefore, the Local Planning Authority needs to ensure that planning applications are determined within the set timescales or agree extensions of time in order to minimise the potential risk for fees to be refunded on such applications.
- 4.5. However, it should be noted that applications can potentially be refused if the applicants are deliberately trying to delay the determination or refuse to agree an extension of time in order to seek to secure a refund. National Planning Policy Guidance is clear that applicants should not attempt to delay a decision on their application simply to obtain a fee refund and that a Local Planning Authority will be justified in refusing permission when an applicant causes deliberate delay and has been unwilling to agree an extension of time [Determining a planning application - GOV.UK \(www.gov.uk\)](#).

Planning Enforcement

- 4.6. Planning Enforcement Notices can be appealed, and through that process the appellant can apply for costs. If the Local Planning Authority incorrectly serves notices, then costs can be awarded against the authority in favour of the appellant.
- 4.7. Therefore, careful consideration is given as to whether it is expedient to take formal planning enforcement action through the serving of notices, and those notices are carefully worded to ensure that they are accurate in their content and reasonable in terms of the requirements they place upon those they are served on.

- 4.8. If Planning Enforcement Notices are not complied with, the Local Planning Authority has to consider legal action to prosecute through the courts. Taking such action obviously has financial implications for the Local Authority. However, these are required in order to have an effective planning enforcement regime.

Appeals

- 4.9. There are no direct financial implications arising from the appeal statistics and outcomes included within this report. The only financial implications that would arise from planning appeal decisions would be the potential award of costs, and/or any costs of pursuing compliance with any enforcement notices that are upheld (i.e. the appeal's dismissed).

5. Legal Implications

Planning and Planning Related Applications

- 5.1. If a planning application is not determined within the eight- or 13-week target time, or within an agreed extension of time, then the applicants have a right to appeal to the Planning Inspectorate, who would then be the determining authority for that planning application.
- 5.2. However, it should be noted that planning applications do not obtain deemed consent if they are not determined in time. The eight- and 13-week time frames for determination are important for ensuring that the not only the decision on each application remains with the Local Planning Authority, but ensuring that the government targets are met for the two-year monitoring period process, so that wider determination powers remain with the Local Planning Authority.
- 5.3. Prior Notification applications which do not form part of this two-year monitoring period process, because they are not Planning Applications, also need to be determined within time, because if the proposals meet the criteria to be Permitted Development subject to the Prior Notification Process (as set out in the [The Town and Country Planning \(General Permitted Development\) \(England\) Order 2015 \(legislation.gov.uk\)](https://www.legislation.gov.uk/uksi/2015/1717)), are not determined within the set timescale or an agreed extension of time, they can obtain deemed consent, which means works can go ahead outside the control of the Local Planning Authority.

Planning Enforcement

- 5.4. There are no specific legal implications arising from the planning enforcement statistics presented in this report. However, it should be recognised that planning enforcement sits with the wider planning regulatory framework and those requirements must be accorded with.
- 5.5. Breaches of planning control can result in legal implications for the land/building owner and other parties with an interest in the land.

- 5.6. The Local Planning Authority has to follow certain legal processes in the way it investigates, considers and undertakes action against breaches, including not only the process by which it serves notices, but also ensuring that appropriate and sufficient evidence of the breach has been gathered, and that those in breach have been given sufficient opportunity to resolve the breach prior to formal action being taken.

Appeals

- 5.7. There are no direct legal implications arising from the appeal statistics and outcomes included within this report.

6. Risk Implications

Planning and Planning Related Applications

- 6.1. If the Local Planning Authority fails to meet the rolling two-year rolling monitoring period targets, it can be put into special measures by the Secretary of State, which could mean that all or some of its decision making powers for applications could be removed, and applicants would have the option to apply directly to the Planning Inspectorate, removing the local decision making process for such applications.
- 6.2. Therefore, it is important that these quarterly figures continue to be monitored to ensure that the Local Planning Authority remains on track to meet the 2-year monitoring period targets.

Planning Enforcement

- 6.3. There are no specific legal implications arising from the statistics presented in this report. However, it should be recognised that planning enforcement sits with the wider planning regulatory framework and those requirements must be accorded with.
- 6.4. Breaches of planning control can result in legal implications for the land/building owner and other parties with an interest in the land.
- 6.5. The Local Planning Authority has to follow certain legal processes in the way it investigates, considers and undertakes action against breaches, including not only the process by which it serves notices, but also ensuring that appropriate and sufficient evidence of the breach has been gathered, and that those in breach have been given sufficient opportunity to resolve the breach prior to formal action being taken.

Appeals

- 6.6. There are no direct risk implications arising from the appeal statistics and outcomes included within this report. The only risk implications that could arise from planning appeals relate to the financial matters outlined above, and the potential for consents to be granted contrary to the view of the Local Planning Authority, and when some schemes are permitted on appeal it can be more difficult to secure benefits and controlling mechanisms that may have been granted were the scheme to have been granted at a local level.

7. Options

- 7.1. There aren't any options other than to continue to monitor the quarterly figures and seek to address any potential issues if or as and when they arise.

8. Recommendations

- 8.1. That Strategic Planning Committee notes the report concerning the performance of the Development Management Team in terms of the speed of determining planning applications, outcomes of appeal decisions and enforcement activity.

9. Reasons for Recommendations

Planning and Planning Related Applications

- 9.1. The planning application figures form part of the Local Planning Authority's statutory returns to government, and it is important to monitor these figures, to ensure that the Local Planning Authority remains on track to meet the two-year rolling monitoring period targets, to ensure that performance remains at a level above the minimum threshold, so that the Local Planning Authority does not become at risk of being put in special measures.

Planning Enforcement

- 9.2. The presence of Planning Enforcement is a key function of the Development Management Process. Without the potential for planning enforcement investigations and action, the weight given to the need to seek planning permission and related permissions, and compliance with conditions on such consents would be undermined.
- 9.3. The presentations of the above figures enables monitoring of the enforcement investigation and formal activities of the team, including providing a broad understanding of the outcomes of planning enforcement investigations, in terms of the proportions which are resolved through the submission of an application, removal of the breach and/or require formal notices to be served.

Appeals

- 9.4. The presentation of these appeal decision outcomes and related statistics enable the Local Planning Authority's performance to be monitored, and the presentation of the key points of appeal decision, enable the identification of key learning points, enabling improvement of decision making, both in terms of applications and in terms of decisions related to potential enforcement action.

10. Conclusions/Next Steps

- 10.1. Strategic Planning Committee should continue to receive these quarterly monitoring reports.

Areas of consideration comments

Section 151 Officer comments:

The Section 151 Officer has no additional comments.

Monitoring Officer comments:

The Monitoring Officer has been consulted on this report and has no additional comments

Equality, Diversity and Inclusion/EQIA:

There are no specific implications arising in terms of this matter from the statistics included within this report.

Safeguarding:

There are no specific implications arising in terms of this matter from the statistics included within this report.

Crime and Disorder:

There are no specific implications arising in terms of this matter from the statistics included within this report.

Corporate Services implications:

(i.e., Legal, Finance, Procurement, Human Resources, Digital, Customer Services, Asset Management)

As Legal Services are the determination team for Certificate of Lawfulness (with input from the Development Management Team, who also manage the process), they have a significant effect upon the timeframes for the determination of such applications, and therefore the performance of such applications.

The Legal Services Team are also involved in legal agreement, which can be required for some planning applications, and therefore they also affect the timescale for the determination of such applications (along with outside factors).

The Legal Team are also involved with some forms of planning appeal such as those following the Inquiry process route.

Residents and Businesses consultation/consideration:

Residents and businesses adjoining application sites for planning applications, are consulted on those applications. Those who have commented on such applications are also notified when an appeal is received.

Appendices:

Appendix A	Summary of Appeal Decisions received during this reporting period
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Appendix B	Quarterly Performance in relation to Planning Applications
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Background reference papers:

None		
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