

Surrey Heath Borough Council
Performance and Finance Scrutiny Committee
14 September 2022

Executive Portfolio Update: Planning & Control

Portfolio:	Planning & Control – Cllr Adrian Page
Head of Service:	Planning Services, Finance and Customer Service
Report Author:	Gavin Chinniah – Head of Planning
Key Decision:	No
Wards Affected:	All Wards

Summary and purpose

This report provides an update for the whole of Planning Services over the last 12 months to June 2022. The following service areas will be covered within this report:

- Planning Policy and Conservation
- Development Management
- Drainage
- Building Control Shared Services
- Land Charges
- Planning Enforcement

Recommendation

The Committee is advised to note the contents of the report.

1. Background and Supporting Information

1.1 Planning Policy and Conservation

1.2 The key work area for the Planning Policy and Conservation Team is the production of the new Surrey Heath Local Plan, which will cover the period 2019 - 2038. In February 2022 Executive agreed an updated Local Development Scheme, which sets out the timetable for producing the Local Plan. This sets out that the Plan will be adopted at the end of 2023, which is when the Government expects an up to date Local Plan to be in place.

1.3 Over the period June 2021 to June 2022 very significant progress has been made cumulating in the consultation on the Draft Surrey Local Plan: Preferred Options (2019-2038) Regulation 18 from March 2022 to May 2022. Work to produce the Regulation 18 plan has included undertaking a significant number of evidence base studies, which over the 12-month reporting period, have included publication of: a new Strategic Land Availability Assessment (SLAA), Sustainability Appraisal, Habitats Regulations Assessment, Draft Infrastructure Delivery Plan, Green Belt Study, Gypsy and Travellers Site Identification Paper. Approximately 56 Local Plan

policies have been drafted and reviewed and presented to Local Plan Working Group meetings.

- 1.4 Consultation on the Draft Local Plan included webinars, detailed information published on the Council's website, information in local libraries, exhibitions, drop in events and social media promotion. Over 300 people attended our public exhibition drop-ins and there were more than 275 views of our on-line webinars. In addition, over 300 individuals, organisations and statutory consultees responded in writing to the consultation making a total of about 860 comments.
- 1.5 The representations submitted are being processed and the key emerging issues are:
 - Support for the need to protect the Green Belt and areas important for biodiversity
 - General support the need for new housing but some specific concerns about the level of development in villages and on some draft allocated housing sites
 - Support for the need for regeneration in Camberley Town Centre
 - Concern about the need to plan carefully for Gypsy and Traveller sites with some concerns about the draft allocation at Diamond Ridge Woods
 - Support for the Climate Change policies for mitigation and adaptation
- 1.6 Duty-to-Co-operate discussions have been held with a number of bodies, including neighbouring Local Authorities. Planning Policy have engaged with Surrey County Council on a number of matters, including submitting representations on the Mineral and Waste Local Plan and Local Transport Plan. Planning Policy have also worked in partnership on projects, including the initial steps to progress development of a Local Cycling and Walking Infrastructure Plan. In addition, work has been undertaken to support Neighbourhood Planning, which has included undertaking the statutory process for re-designation of the Deepcut Neighbourhood Forum.
- 1.7 Delivery of new housing continues to be a priority for the Government. However, the policy and environmental constraints of Surrey Heath make identifying sites for housing an ongoing challenge. The 5 Year Housing Land Supply Paper was published in February 2022. This sets out that the Council can demonstrate a 7.20 year housing land supply. Planning Policy also undertook a Housing Delivery Test (2021) which demonstrates our housing completion are at 132% of the local housing need. This means that the number of homes delivered within Surrey Heath over the previous 3-year period is 132% of the total requirement for homes over the same period. Planning Policy have also published a Brownfield Land Register and maintain a Self and Custom Build Register.
- 1.8 The team has monitored policy performance, housing land supply and employment uses. This information is collated into an Authority Monitoring Report (AMR), which is attached as Annex 1 to this report. Highlights from the AMR, include robust housing completion numbers and increased delivery of affordable homes. Overall housing completion rates are shown in Table 1 below.

Table 1: Previous Years' Housing Completion vs Target

Year	Net completions	Housing Need Target
2014/2015	187	191 (Core Strategy figure)
2015/2016	305	191
2016/2017	226	382 (2016 SHMA figure)
2017/2018	224	38
2018/2019	361	332 (Government standard methodology figure for the monitoring year)
2019/2020	376	332 (Government standard methodology figure for the monitoring year)
2020/2021	352	327 (Government standard methodology figure for the monitoring year)
2021/2022	370	327 (Government standard methodology figure for the monitoring year)

- 1.9 The Government attaches importance to housing delivery performance. It is significant to note that since the introduction of the Government standard methodology figure for calculating housing needs in 2018/2019, the annual target for housing delivery has been exceeded in each year. This places the Borough in a robust position in Government assessments of housing delivery performance.
- 1.10 Past performance in the completion rates for delivery of affordable homes has been variable, as set out in table 2 below. However, over recent years, with the exception of the impacts of Covid and high proportions of homes completed under prior approvals (without the requirement to deliver affordable homes), the trend is towards an upward trajectory in delivery. A highlight to report is that in the last monitoring year 30% of all net new homes were delivered as affordable homes.

Table 2: Affordable Housing Completions

Year	Affordable Housing Completions	Target (35%)	Actual level of Affordable Housing (%)
2014/2015	6	65	9.2%
2015/2016	21	107	20%
2016/2017	74	79	94%
2017/2018	36	78	46%
2018/2019	93	126	74%
2019/2020	132	131	101%
2020/2021	39	123	32%
2021/2022	112	130	86%

- 1.11 The key challenge to the delivery of affordable homes within the Borough is development viability. Through the planning application determination process it continues to be the case that all viability assessments provided by developers are independently checked. However, where justified by robust evidence reduced levels of affordable homes have been delivered. Another key factor which impacts on the delivery of affordable homes is the large proportion of homes delivered on Prior Approval sites and on smaller sites of less than 10 dwellings, where in line with Government guidance, there is no requirement to deliver a proportion of affordable homes.
- 1.12 Members will be acutely aware of the backlog of need for Gypsy and Traveller pitches. The latest Gypsy and Traveller Accommodation Assessment (2020) (published on the Council's website) shows a significant need for Gypsy and Traveller pitches. Policy CP7 of the adopted Core Strategy and Development Management Policies (2012) set a target of delivery 19 Gypsy and Traveller pitches by 2027. By 31 March 2022 (AMR monitoring year end date) only two pitches had been delivered. Members will be aware of the significant amount of work undertaken to seek to identify suitable sites for allocation in the Draft Surrey Heath Local Plan and the current consultation, which closes on 19 September 2022.
- 1.13 Planning Policy also supports work for the Thames Basins Heaths Special Protection Area, including work with partner local authorities, monitoring of SANGs capacity and work to identify new SANG capacity. In addition, officers have worked in partnership Hart and Rushmoor Council and Natural England and consultants on a project to explore alternative avoidance measures, which led to some revisions to the criteria for SANG.
- 1.14 A further area of significant work for Planning Policy has been responding to and disseminating new Government planning legislation, policy and guidance. This included a report to Executive in December 2021 to outline new First Homes requirements and publication of First Homes Guidance for use in the determination of planning applications. Planning Policy is also monitoring progress of the Levelling Up Bill and proposed future planning changes.

1.15 Development Management

- 1.16 In 2021/22 a total of 825 applications were received and 762 were determined (this compares with a total of 819 applications received and 715 determined, respectively in 2020/21). There were 9 majors, 111 minors and 642 other types of applications determined in 2021/22. Additionally, a total of 380 other applications, e.g. certificates of lawfulness, were determined in 2021/22 (compared with 276 for 2020/21).
- 1.17 In 2021/22, 100% of majors (council target 80%) and 81% of non-majors (council target 84%) were determined in time or with an agreed extension of time. This saw a vast improvement from 2020/21 for major applications where only 69% of majors were determined in time and 80% of non-majors were determined in time.
- 1.18 For the first quarter of 2022/23 the performance was 86% for majors. There were 14 majors determined in this quarter which is exceptionally high given that the total number of majors determined in the last financial year was only 9. In the same quarter the performance was 84% for non-majors.
- 1.19 In 2021/22 a total of 36 appeals were determined (compared with 31 for 2020/21) and our performance was 78% dismissed (or 28 won). The Council target is 65%. For planning appeals Surrey Heath Borough Council were the 7th best performing

authority in the country. For the first quarter of 2022/23 a total of 14 appeals were determined with 92% dismissed.

1.20 Service improvements:

- 1.21 In the Autumn of 2021 the service asked the Planning Advisory Service (PAS) to review the Development Management service, particularly with respect to customer care. PAS is part of the Local Government Association and provides consultancy and peer support, learning events and online resources to help local authorities understand and respond to planning reform. The meetings involved interviews and workshops. As a result of this review there was a report compiled which gave 18 recommendations as to how the service could be improved. Of these recommendations many have already been implemented or are in the process of being so, with key improvements detailed below:
- 1.22 A second Team Leader started at the end of May 2022 as per the PAS recommendation to have two teams, so that line management could be shared. This is already helping the service with resilience and will free up the time of the Development Manager to progress further service improvements. The Principal Planning Officers will also be given deputising sign off duties that will further increase resilience.
- 1.23 PAS recommended a dedicated Planning Application Validations Team rather than planning officers validating all applications. The aim was to free time for planning officers, so they are able to concentrate on the determination of planning applications. This is due to be implemented in September 2022, where the technical team will undertake all householder application validation and by the end of the 2022, all other applications (minors and majors) will be validated by this team.
- 1.24 PAS recommended establishing a routine whereby ward councillors could be updated on the progress of significant schemes. Officers now meet with ward councillors to do this. Regular planning training sessions has also been held with councillors. PAS also encouraged the continued use of developer forums and another one is proposed this autumn.
- 1.25 PAS recommended improvements to Uniform, the service's planning application data management system. This included a rigorous review of the processes to minimise the number of handovers and bottlenecks. As part of this, the service started using Enterprise. Enterprise is a virtual inbox that enables tasks to be moved between teams, officers and managers without relying upon emails and paper. This workflow tool is invaluable particularly given homeworking, with all officers now having their own laptops and technology to successfully do this. Work is ongoing with ICT with reviewing the Uniform fields that the officers need to complete, greater automation of tasks and improved templates for reports and the various types of decision notices. It is anticipated that this work will be completed this quarter.
- 1.26 Further work is also needed with improving the effectiveness of the pre-application service including the greater use of Planning Performance Agreements (PPA) on major developments. Funding from a PPA can greatly assist with resources. Going forwards, a be-spoke pre-application and planning service will be created which would potentially fast-track the recommendations through to a quicker decision, which would be delivered through an enhanced paid service.

1.27 *Level of customer service:*

- 1.28 Towards the end of 2021 and beginning of 2022, the Development Management service had a few vacancies, which was caused by planning officers departing the team. This impacted on capacity in the team dealing with planning applications and subsequently increasing the backlog. Furthermore, given the squeezed labour market, it was difficult to recruit planning officers and this is still the case presently. It should be noted that this issue is not just localised to Surrey Heath but is a national issue within the United Kingdom.
- 1.29 There remains an undersupply of planning officers, particularly the most experienced planners. In October 2021 the Principal Planning Officer (PPO) left the authority and in January 2022 the Senior Planning Officer left the authority. Additionally, a planning officer (PO) left in January 2022. In the interim the service had to rely upon a number of planning contractors. After 3 rounds of recruitment the PPO started in May 2022, and the replacement SPO and new graduate planner in July 2022. The service is now fully staffed. Recruitment to these posts have been difficult but the team have reduced the overall reliance on contractors, giving a more settled service going forwards.
- 1.30 The consequence of staffing resources in 21/2022 was an impact upon customer service, an increase in backlog of applications and the number of complaints received. The majority of complaints are dealt with at stage 1 level with few complaints progressing to stage 2 and 3 or indeed to the Local Government Ombudsman (LGO). It should be noted that the level of complaints have decreased during 2021/22 compared to 2021/21.
- 1.31 However, in March 2022, the service was found to be at fault due to the injustice caused by significantly delaying determination of a retrospective application relating to a day nursery. The complainant was a neighbour and the use was having an impact upon residential amenities. The Council was ordered to pay in total £750 to the complainant. To avoid injustice caused by similar fault in the future, the LGO decision also recommended that the Council reviewed its service to ensure it is adequately resourced to fulfil its functions and to report the LGO findings and the outcome of its review to the Council's relevant scrutiny committee. This paper explains how the service is actively working to improve with staff recruitment and with service improvements as outlined by the PAS review.

1.32 Drainage

- 1.33 This service is responsible for maintenance of all the Council owned land drainage assets; dealing with enquiries, complaints and reports of flooding; assisting and investigating during and after flood incidents; undertaking planned improvements to the drainage network; providing drainage advice for residents; reviews planning applications and works with developers with a view to flood risk reduction; and works with various partnership authorities to address any flooding issues within the Borough.
- 1.34 Covid 19: Due to the changing covid restrictions, works throughout 2020/21 were either delayed during times of lockdown and furlough, or revised to suit distancing requirements. In addition, the normal seasonal working restrictions that apply to watercourse intrusions have hindered completion of some works. There have also been difficulties in obtaining construction supplies and general delayed deliveries being experienced throughout the year. This has led to increases to costs and delays on-site. As lockdown and restrictions have eased, there are some supplies that still

prove difficult to source so the 2021/22 works schedule is shown with options to continue a flexible approach that allows for potential future working restrictions and supply delays. A works programme is currently being devised for 2022/23, with consideration of current supply chain and process delays.

- 1.35 In order to keep some momentum of work during 2020/21, some isolated sections of work were commenced where the materials were available and suitable distancing measures could be respected. This work included the bringing forward of projects that were envisaged as being undertaken over future years, in-particular, replacement of concrete bag work headwalls and timber structures, with recycled plastic products. This work was undertaken at various SHBC owned locations, due to the maintained availability of recycled plastic products and the ability for contractors to work safely within restricted areas and away from members of the public. This work has continued into 2022/23, with completion of Chobham Water Meadows headwalls north side of river. South side of Chobham Water Meadows to be constructed with flood alleviation works.
- 1.36 Resilience Measures: During the winter of 2020/21 there were no reports of flooding that could be attributed to the Councils responsibility. All new flood defence and attenuation measures have performed as intended with only very minor problems being reported within the Borough. A high level of resilience has continued in 2022/23, only minor reports of external effects that continue to be addressed.
- 1.37 Sandbag Containers: Large containers sited at Lightwater Country Park and Chobham Fire Station. These containers have provided sufficient sandbag stocks to provide protection for properties since installation. Both containers offer a greater quantity of sandbags to be stored safely and in a protected environment to prolong life, ready for use close to vulnerable locations. The feasibility of locating a third sandbag store at Frimley Lodge Park, to serve the western side of the Borough, is currently being considered along with drainage improvements to the park.
- 1.38 EA Chobham Flood Alleviation Study: The results of the Bourne catchment study have been discussed within joint meetings between this Council and Surrey County Council (SCC). The study concluded that they would be following the approach previously taken by this Council to consider a range of smaller catchment wide flood alleviation works that will reduce flows into the Bourne main river.
- 1.39 Department of Environment Farming and Rural Affairs (DEFRA) funded Chobham Flood Alleviation Works. Discussions are ongoing with the EA regarding the provision of further funding to enable completion of the previously identified flood defence works. Work was identified at 5 areas around Chobham village centre that would either detain or expedite surface water flows to help protect property. However, these schemes were bought forward to suit the EA 6-year schedule and, due to the speed of design, there were additional works and cost increases that hadn't been fully considered. There was a contingency sum attached to the works and additional funds from this sum are expected to be provided through the EA during 2021/22, for completion of all the scheme areas identified.
- 1.40 Staple Hill Pond (James Osbourn Pond) the work was undertaken by the Council and substantially completed in 2020/21 utilising DEFRA funding with EA support and located on SCC land. Some delays were encountered with supplies and deliveries during the covid restrictions which added to contractor time on site. Additional work was also undertaken with the installation of a plastic sheet pile line through the pond attenuation embankment to ensure the future stability of the structure. Final works including surfacing of the access path and bridleway route is expected to be

undertaken during the Summer of 2021 and the asset will then be handed over to SCC (as landowner). Handover process has been delayed by the commencement of the Esso pipeline replacement, Some assets have been modified by Esso contractors, other assets will be modified to agreed SHBC specifications. All land drainage affected works within Chobham Common to be checked by Esso representative, SHBC and SCC following completion of pipeline works.

- 1.41 Broadford Lane: Work has been completed with the upgrade of the open watercourse and culvert crossings to improve flows to main river from the Station Road junction, highway drainage systems and roadside watercourse. Some further checks of surrounding drainage and watercourse systems required.
- 1.42 Philpot Lane: Work has commenced with the clearance of boundary watercourses, restoration of connections to improve flows and the lowering of verge areas to off-set the highway flooding. Further work will be undertaken during winter 2021/22 to provide further ability for the verge areas to displace and attenuate surface water. Roadside watercourse has been cleared. A new culverted road crossing may be required but design is awaiting further detail from Planning Policy regarding potential G&T and flood alleviation use. EA has identified the area for improvement, land availability to be confirmed.
- 1.43 Emmetts Mill: Work has commenced with the upgrade of the open watercourse and culvert crossings. An additional watercourse route is to be upgraded in partnership with the private landowner, including the replacement of a bridleway culvert (by the Council) and 4 field access culverts (by the landowner). This work will reduce flood risk to property and highway by improving surface water flow options to main river. All works now complete, new bridleway crossing installed to promote additional flow route.
- 1.44 Castle Grove Road: This is the last project area is and still to commence, expected to start summer 2021. The Castle Grove Road scheme is dependent upon additional funding (£65k) being agreed by the EA and the ability to implement works with distancing measures due to close proximity of, and working within, residential property. The work includes width restriction to a public footpath during construction. Works have been delayed, a landowner has changed so the proposal may need to be revised to suit. Sufficient funding will be available from the EA to complete.
- 1.45 New SHBC, EA and SCC Partnership Working: Following the EA flood study around Chobham and the upstream villages of Bagshot, Lightwater and Windlesham, the EA has proposed a joint working arrangement with SHBC and SCC to progress various small scale flood alleviation schemes. This proposal has been agreed to extend to flood alleviation works throughout the borough. The SHBC Engineer is providing details to the EA and SCC of various potential areas for consideration and discussions have commenced to investigate where surface water can be detained to off-set minor flooding issues, reduce pressure on existing drainage networks, and/or reduce the uncontrolled discharge to rivers. Further meeting have been held, with various flood alleviation projects being investigated, designed and progressed.
- 1.46 Partnership Funding: Both the EA and SCC have confirmed they have funding streams available to undertake works during 2021/22 and it is proposed that SHBC utilises surplus funding from the Land Drainage budget to assist with the delivery of small scale projects, where it is considered appropriate for SHBC to make a contribution. Additional capital funds from the Drainage Reserve funds which currently stand at £383,750 may also be considered for larger scale works, subject to suitably matched contributions from land, labour or funds. Where such works are

identified these will be the subject of a separate report to the Executive for approval of the capital expenditure.

- 1.47 Pennypot Lane Flood Alleviation: Funding has been received from a developer upstream of Pennypot Lane to help alleviate flooding of highway and properties. An additional £40,000 of funding was previously approved by Executive to enable completion of work through private land. The proposal has subsequently been abandoned. This is because, following a change of landownership, it has not been possible to obtain approval for the works from the new landowner. Work has commenced with restoration of a section of watercourse and a new scheme is being considered to connect to this watercourse. The revised scheme involves work to main-river and a new highway culvert so it will seek to utilise funds from EA and SCC to supplement the developer contribution. This area is now being considered as a potential G&T site so the flood alleviation proposals won't be progressed further until land ownership is confirmed.
- 1.48 Lightwater Flood Alleviation: There is one area of flood alleviation work that remains to be undertaken to help reduce risk to properties in Ambleside Road. The installation of a new highway drainage connection is proposed and works are being discussed with SCC alongside potential funding options. The need for this asset has been reduced by upstream works however, the intention is to complete once suitable agreements have been brokered with SCC highways and the affected landowners.
- 1.49 Lightwater Country Park: Following success in defending the Council against court proceedings taken by an adjacent landowner, flow control structures within the Tomlin Order watercourse have now been replaced. Recycled plastic control structures have been installed that will be more effective, offer a much longer lifespan and have an appearance more in-keeping with the surrounding country park. The remaining drainage assets around the park are continuing to be updated, along with further flow restrictions being installed to reduce run-off and improve on-site soakage.

1.50 Building Control Shared Services

- 1.51 The Building Control service retained 71% of the market share in the borough and have been consistent in providing high customer service to applicants on Building Control applications and related matters. The team has processed in total 718 applications, successful enforcement on 55 sites where there have been unauthorised works. The team has attended to 21 dangerous structures and carried out 5586 site inspections.
- 1.52 Building Control has achieved 100% compliance with all statutory timescales. The department has succeeded in attaining ISO 9001 compliance. The shared manager role between Surrey Heath and Runnymede commenced on the 1st April 2022 and next steps to form a permanent shared building control team in 2023 is under way.

1.53 Land Charges

- 1.54 This service provided 890 Official Land Charges searches for financial year 2020/21 (April 2020 to March 2021) compared with 1072 in 2019/20 the year before. Numbers have continued to decline as the housing market was affected by covid and is continuing to be affected by the cost of living crisis. The service did also help compile 1537 personal searches of the Local Land Charges register. There has been a trend where individuals choose to self-serve information as this is available electronically on the internet.

- 1.55 As a result, income has continued to decline and the overall income for the financial year ending in March 2022 was £184,304, compared to £203,377 in 2020/21 which included the government grant of £45,989. However, in line with inflation, our fees are increasing in financial year 2022/23.
- 1.56 The roll out of the government project to move delivery of part of land charges away from local authorities and into the Land Registry as a new online service is continuing. The roll out of the government project is continuing and they hope to begin the analysis of our data 2023/2024 and for the migration to be complete in 2025.

1.57 **Planning Enforcement**

- 1.58 Planning Enforcement report to Planning Applications Committee is undertaken every quarter. The last update was provided on the 4th August 2022, where members were provided with a progress report on specific cases as well as statistical information for the first quarter of 2022.

- 1.59 Planning Enforcement 1st June 2021 to 30th June 2022:

Case type/action	Number
Total number of referrals received	230
No breach found	87
Breach ceased/compliance achieved	63
Not expedient to pursue	11
Enforcement Notices served	13
Enforcement Notices upheld by PINS	3
Enforcement Notices appeals with PINS	11
Retrospective Planning applications received	30
Open investigations	66

- 1.60 In comparison to the same reporting period last year, the number of Enforcement Notices issued has increased significantly, 13 during 21/22, compared to 1 during 20/21 and include a number of high profile site such as St Georges Court, land adjacent to Chobham Car Spares, land at Fenns Lane Nursery and 1 Middle Close, Camberley.
- 1.61 Customer satisfaction remains high. The team have exceeded the 80% target set out in their Key Performance Indicator (KPI) of planning enforcement referrals where the initial action takes place within the timescales as set out in the Local Enforcement Plan. The target is dependant on the following prioritisation:

High Priority – 2 working days

- Any unauthorised development which is causing immediate and/or irreparable harm to the environment or public safety. This includes work to especially sensitive sites such as Sites of Special Scientific Interest.
- Demolition or alterations to a listed building
- Demolition in a conservation area
- Works that are currently in progress to trees subject to a Tree Preservation Order or within a conservation area.
- Breaches that are contrary to well established planning policies such as Green Belt

Medium Priority – 10 working days

- Development that causes serious harm to the amenities of neighbours or that is contrary to policies in the Development Plan
- Unsightly buildings or untidy land that is causing serious harm to amenity
- Development not in accordance with the plans during the build process

Low Priority – 21 working days

- Advertisements causing harm to amenity
- Businesses being operated from home
- Any alleged breaches causing a limited degree of harm to local residents or the environment
- Untidy land

2021/2022	Key Indicator	Performance
Quarter 1 – April 2021– June 2021	88%	
Quarter 2 – July 2021 - September 2021	92%	
Quarter 3 - October 2021 – December 2021	89%	
Quarter 4 - January 2022 – March 2022	89%	
Quarter 1 – April 2022 – June 2022	88%	

1.62 Notwithstanding above, the significant increase in formal notices being issued and the team exceeding their Key Performance Indicator targets, from the start of the new financial year and June 2022, the service has struggled with lack of dedicated resource. This is due to three contractors departing from their role in quick succession along with, more recently, the Senior Planning Enforcement Officer. Two further contractors have recently started which has provided the team with a certain level of continuity until a permanent structure is agreed and implemented as a matter of priority

2. Reasons for Recommendation

2.1 This report is to note by councillors.

3. Proposal and Alternative Options

3.1 This is not applicable.

4. Contribution to the Council's Five Year Strategy

4.1 This is an update to councillors on the performance of the planning service over the last 12 months which adheres and contributes to the Council's Five Year Strategy.

5. Resource Implications

5.1 This is not applicable.

6. Section 151 Officer Comments:

6.1 This is not applicable.

7. Legal and Governance Issues

7.1 This is not applicable.

8. Monitoring Officer Comments:

8.1 This is not applicable.

9. Other Considerations and Impacts

Environment and Climate Change

9.1 This is not applicable.

Equalities and Human Rights

9.2 This is not applicable.

Risk Management

9.3 This is not applicable.

Community Engagement

9.4 This is not applicable.

Annexes

Annex 1 – Annual Monitoring Report