

Monthly Planning Appeals Performance Update – March 2014

Contact: Head of Service City Development: Michael Crofton-Briggs

Tel 01865 252360

1. The purpose of this report is two-fold:
 - i. To provide an update on the Council's planning appeal performance; and
 - ii. To list those appeal cases that were decided and also those received during the specified month.

Best Value Performance Indicator BV204

2. The Government's Best Value Performance Indicator BV204 relates to appeals arising from the Council's refusal of planning permission and telecommunications prior approval refusals. It measures the Council's appeals performance in the form of the percentage of appeals allowed. It has come to be seen as an indication of the quality of the Council's planning decision making. BV204 does not include appeals against non-determination, enforcement action, advertisement consent refusals and some other types. Table A sets out BV204 rolling annual performance for the year ending 31 March 2014, while Table B does the same for the current business plan year, ie. 1 April 2013 to 31 March 2014.

Table A	Council performance		Appeals arising from Committee refusal	Appeals arising from delegated refusal
	No.	%	No.	No.
Allowed	15	27%	4 (44%)	11 (24%)
Dismissed	40	73%	5 (56%)	35 (76%)
Total BV204 appeals	55	100%	9 (100%)	46 (100%)

**Table A. BV204 Rolling annual performance
(1 April 2013 to 31 March 2014)**

Table B	Council performance		Appeals arising from Committee refusal	Appeals arising from delegated refusal
	No.	%	No.	No.
Allowed	15	27%	4 (44%)	11 (24%)
Dismissed	40	73%	5 (56%)	35 (76%)
Total BV204 appeals	55	100%	9 (100%)	46 (100%)

**Table B. BV204: Current business plan year performance
(1 April 2013 to 31 March 2014)**

All Appeal Types

3. A fuller picture of the Council's appeal performance is given by considering the outcome of all types of planning appeals, i.e. including non-determination, enforcement, advertisement appeals etc. Performance on all appeals is shown in Table C.

Table C	Appeals	Percentage performance
Allowed	19	29%
Dismissed	47	71%
All appeals decided	66	100%
Withdrawn	3	

**Table C. All planning appeals (not just BV204 appeals)
Rolling year 1 April 2013 to 31 March 2014**

4. When an appeal decision is received, the Inspector's decision letter is circulated (normally by email) to the committee chairs and ward councillors. If the case is significant, the case officer also subsequently circulates committee members with a commentary on the appeal decision. Table D, appended below, shows a breakdown of appeal decisions received during March 2014.
5. When an appeal is received notification letters are sent to interested parties to inform them of the appeal. The relevant ward members also receive a copy of this notification letter. Table E, appended below, is a breakdown of all appeals started during March 2014. Any questions at the Committee meeting on these appeals will be passed back to the case officer for a reply.
6. All councillors receive a weekly list of planning appeals (via email) informing them of appeals that have started and been decided, as well as notifying them of any forthcoming hearings and inquiries.

Table D

Appeals Decided Between 1/03/2014 And 31/03/2014

DECTYPE KEY: COMM - Area Committee Decision, DEL - Delegated Decision, DELCOM - Called in by Area Committee, STRACM - Strategic Committee;
RECM KEY: PER - Approve, REF - Refuse, SPL - Split Decision; NDA - Not Determined; APP DEC KEY: ALC - Allowed with conditions, ALW - Allowed without conditions, ALWCST - Allowed with costs, AWD - Appeal withdrawn, DIS - Dismissed

DC CASE	AP CASE NO.	DECTYPE	RECM	APPDEC	DECIDED	WARD	ADDRESS	DESCRIPTION
13/02078/FUL	14/00005/REFUSE	DEL	SPL	DIS	12-Mar-14	RHIFF	127 Rose Hill Oxford OX4 4HT	Erection of ground floor and first floor rear extensions. (Amended plans)
13/02945/VAR	14/00004/REFUSE	DEL	REF	DIS	17-Mar-14	JEROSN	23 Walton Street Oxford Oxfordshire OX1 2HQ	Variation of condition 5 (Details excluded submit revised plans) of planning permission 13/01265/FUL (Erection of rear extension, two storey outbuilding and associated alterations) to allow discharge of condition 5 post commencement of development.
13/00757/FUL	13/00054/NONDET			DIS	28-Mar-14	RHIFF	8 Jersey Road Oxford Oxfordshire OX4 4RT	Internal alterations to an existing, lawfully extended, building to provide enlarged flats (2 x 2-bed and 2 x 1-bed). Provision of vehicle parking, bin/cycle storage, communal amenity space and landscaping. (Amended plans)
13/02578/FUL	14/00010/REFUSE	DEL	REF	ALC	28-Mar-14	COWLEY	53 Church Cowley Road Oxford Oxfordshire OX4 3JR	Extension of existing drop kerb. Conversion of front garden into parking area. (Additional Information)
13/02182/FUL	14/00001/REFUSE	DEL	REF	DIS	28-Mar-14	WOLVER	Wolvercote Cemetery Lodge 447 Banbury Road Oxford Oxfordshire OX2 8EE	Creation of new vehicular access on to Banbury Road.

Total Decided: 5

Enforcement Appeals Decided Between 1/03/2014 And 31/03/2014

APP DEC KEY: ALC - Allowed with conditions, ALW - Allowed without conditons, AWD - Appeal withdrawn, DIS – Dismissed

EN CASE	AP CASE NO.	APP DEC	DECIDED	ADDRESS	WARD:	DESCRIPTION
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Total Decided: 0

Table E

Appeals Received Between 1/3/14 And 31/3/14

DECTYPE KEY: COMM - Area Committee Decision, DEL - Delegated Decision, DELCOM - Called in by Area Committee, STRACM - Strategic Committee; RECMND KEY: PER - Approve, REF - Refuse, SPL - Split Decision, NDA - Not Determined; TYPE KEY: W - Written representation, I - Informal hearing, P - Public Inquiry, H - Householder

DC CASE	AP CASE NO.	DEC TYPE	RECM	TYPE	ADDRESS	WARD:	DESCRIPTION
13/01800/FUL	14/00016/REFUSE	COMM	PER	I	St Cross College St Giles' Oxford Oxfordshire OX1 3LZ	CARFAX	Demolition and rebuilding of existing boundary walls. Erection of 53 study bedrooms, lecture theatre, library, seminar rooms and ancillary accommodation on 4 floor plus basement.
13/01801/LBD	14/00017/REFUSE	DELCOM	PER	I	St Cross College St Giles' Oxford Oxfordshire OX1 3LZ	CARFAX	Demolition and rebuilding of existing boundary walls.
13/02350/FUL	14/00013/REFUSE	DELCOM	PER	W	Land Adjacent Thames Wharf 3 Roger Dudman Way Oxford Oxfordshire OX1 1AG	JEROSN	Erection of 9 student study rooms on 3 floors adjacent to Thames Wharf, East of Fiddler's Island stream, together with pedestrian footbridge to the Thames Towpath, 1 disabled car parking space, bin and cycle stores.
13/02630/FUL	14/00015/REFUSE		REF	W	Land Rear Of 2-14 Jack Straws Lane Headington Oxford OX3 0DL	HHLNO	Erection of 2 x detached, two-storey, 5-bed dwellinghouses (Use Class C3). Provision of car parking, access and private amenity space.
13/02673/B56	14/00018/PRIOR	DEL	7PA	W	Site Of Canterbury House 393 Cowley Road Rivera House 156 Reliance Way And Adams House 158 Reliance Way Oxford Oxfordshire OX4 2FQ	COWLYM	Change of use from office (Use Class B1(a)) to residential (Use Class C3) to provide 16 dwellings (3 x 1-bed and 13 x 2-bed). This application is for determination as to whether prior approval of the Council is required and, if required, whether it should be granted. This application is assessed solely in respect of transport and highway impacts and contamination and flooding risks.
13/03320/PA11	14/00014/REFUSE	DELCOM	PER	W	Footbridge Within South Oxford Adventure Playground White House Road Oxford Oxfordshire	HINKPK	Application seeking prior approval for development comprising demolition of existing and erection of replacement footbridge under Part 11 Class A Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995. (PLEASE NOTE THIS IS NOT A PLANNING APPLICATION BUT A NOTIFICATION SUBMITTED BY NETWORK RAIL FOR PRIOR APPROVAL BY OXFORD CITY COUNCIL)

Total Received: 6

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