

Monthly Planning Appeals Performance Update – May 2014

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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 May 2014, while Table B does the same for the current business plan year, ie. 1 April 2014 to 31 May 2014.

Table A	Council performance		Appeals arising from Committee refusal	Appeals arising from delegated refusal
	No.	%	No.	No.
Allowed	18	34.0	7 (63.6%)	11 (26.2 %)
Dismissed	35	66.0	4 (36.4%)	31 (73.8%)
Total BV204 appeals	53	100.0	11 (100%)	42 (100%)

**Table A. BV204 Rolling annual performance
(1 June 2013 to 31 May 2014)**

Table B	Council performance		Appeals arising from Committee refusal	Appeals arising from delegated refusal
	No	%	No.	No.
Allowed	4	66.7	3 (75.0%)	1 (50.0%)
Dismissed	2	33.3	1 (25.0%)	1 (50.0%)
Total BV204 appeals	6	100	4 (100%)	2 (100%)

**Table B. BV204: Current business plan year performance
(1 April 2014 to 31 May 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	Performance
Allowed	22	33.3%
Dismissed	44	67.7%
All appeals decided	66	100%
Withdrawn	4	

**Table C. All planning appeals (not just BV204 appeals)
Rolling year 1 June 2013 to 31 May 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 April 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 April 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 1/5/14 And 31/5/14

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:	APP DEC	DECIDED	WARD:	ADDRESS	DESCRIPTION
12/03121/EXT	13/00066/REFUSE	COMM	PER	ALW	01/05/2014	IFFLDS	190 Iffley Road Oxford Oxfordshire OX4 1SD	Application to extend time limit for implementation of planning permission 09/01036/FUL (Rehabilitation of 190 Iffley Road and erection of 3 storey side and rear extensions. Conversion of extended building to form student hall of residence with 27 study bedrooms, re-landscaping of forecourt. Cycle parking and refuse storage to rear).
12/03122/EXT	13/00069/REFUSE	COMM	PER	ALW	01/05/2014	IFFLDS	190 Iffley Road Oxford Oxfordshire OX4 1SD	Application to extend time limit for implementation of conservation area consent 09/01035/CAC (Demolition of 190A Iffley Road, service wing attached to 190 Iffley Road and garden building).
13/00302/FUL	14/00007/NONDET	COMM	REF	AWD	09/05/2014	BBLEYS	Oxford Stadium Sandy Lane Oxford Oxfordshire OX4 6LJ	Demolition of existing structures. Erection of 220 x residential units (37 x 1 bed flats, 43 x 2 bed flats, 24 x 2 bed houses, 90 x 3 bed houses, 26 x 4 bed houses) (use class C3 - single family dwellings), new site accesses, parking, landscaping, public open space and ancillary works.
12/03279/FUL	13/00072/REFUSE	COMM	REF	ALW	13/05/2014	HINKPK	UK Bathroom Warehouse Abingdon Road Oxford Oxfordshire OX1 4XJ	Demolition of existing building on site. Erection of 83 bedroom hotel on 3 floors accessed from Abingdon Road. Provision of 45 car parking spaces and bin and cycle storage (Amended and additional plans)(Amended Plan)

Total Decided: 4

Enforcement Appeals Decided Between 1/05/2014 And 31/05/2014

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 1/5/14 And 31/5/14

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
13/02419/FUL	14/00027/REFUSE	DELCOM	REF	W	28 Abberbury Road Oxford Oxfordshire OX4 4ES	RHIF	Erection of 1 x 3-bedroom detached dwellinghouse (Use Class C3) to rear of existing house.

Total Received: 1

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