

SOUTH HOLLAND DISTRICT COUNCIL

Report of: Robert Walker, Executive Director, Place
To: Performance Monitoring Panel Tuesday, 12 November 2019
(Author: Lucy Buttery, Principal Planning Officer)
Subject Review of Implemented Planning Decisions
Purpose: To report on the review and to consider the findings

Recommendation:

- 1) That the Panel gives consideration to the report and that conclusions from the review of implemented planning decisions be reported to the Planning Committee; and
- 2) That the Panel considers how often it wishes to undertake future reviews of implemented planning decisions

1.0 BACKGROUND

- 1.1 The Local Government Association's Probity in Planning guide highlights that it is good practice for councillors to visit a sample of implemented planning permissions to assess the quality of the decisions and the development. It is suggested that this should improve the quality and consistency of decision-making, strengthen public confidence in the planning system, and can help with reviews of planning policy.
- 1.2 At South Holland District Council, this review is undertaken by the Performance Monitoring Panel. Part 3, Section D (Delegations to Committees) of the Constitution states that the Performance Monitoring Panel shall 'revisit a number of implemented planning decisions'.
- 1.3 The Panel had previously carried out a tour of the District on 8th November 2016.

2.0 THE TOUR

- 2.1 The latest tour took place on 5th September 2019 with morning and afternoon sessions taking in different areas of the district. Eight Members took part and were present for the whole day.
- 2.2 A selection of eight residential developments were visited after prior discussion with the Chairman of the Panel. The sites chosen comprised both small and large-scale schemes with some under construction and some now complete.
- 2.3 For the day, Members were provided with an electronic information pack outlining the background and key issues relating to each site as well as a block plan of the site. Paper copies of this pack were provided where required. Verbal assistance was given on site where necessary and Officers noted Members' feedback for each site.

2.4 A debriefing was held after the tour to review the day and draw conclusions.

3.0 **CONCLUSIONS**

3.1 The main conclusions drawn from the exercise were that the sites visited - although all major residential schemes - varied in terms of their quality. As well as good quality schemes, it was considered that there were instances of development being let down by a lack of attention to detail and a lack of forethought. There were recurring themes throughout the day, such as the siting and standard of refuse collection points and the positioning of meter boxes.

3.2 It was noted that schemes that were of concern at the planning application stage had actually turned out better than expected once completed on the ground.

3.3 A full summary of comments for each site can be found in Appendix A.

3.4 In response to this, it is considered that it would be prudent to consider the key design issues identified by the Panel as part of the separate work on the specific Supplementary Planning Document on Design that is being formulated to support the Local Plan. It is suggested that this document, although being part of the remit of the Joint Strategic Planning Committee, should be brought to a future meeting of the Policy Development Panel (PDP).

4.0 **OPTIONS**

4.1 Option 1 - That the Panel considers the report and recommends the conclusions for consideration by the Planning Committee.

4.2 Option 2 - That the Panel does nothing.

5.0 **REASONS FOR RECOMMENDATION(S)**

5.1 Option 1 is recommended in order to inform the Performance Monitoring Panel and the Planning Committee of the conclusions of the review.

5.2 Option 2 is not recommended as it would be contrary to the purpose of the review, which is to improve the quality and consistency of decision-making, strengthen public confidence in the planning system, and help with reviews of planning policy.

6.0 **EXPECTED BENEFITS**

6.1 The delivery of quality development within South Holland on an ongoing basis.

7.0 **IMPLICATIONS**

7.1 **Corporate Priorities**

7.1.1 The review of implemented planning decisions relates to the following corporate priorities:

- Your Home – Enable effective planning and delivery of housing solutions to meet local needs and aspirations to ensure that our residents have access to a range of

housing options in the district; and ensure that our residents are enabled to live in high quality housing no matter the tenure;

- Your Place – Support the expansion and growth of Spalding and Holbeach to be attractive places where people want to visit, live and work whilst supporting all other towns and villages in the district to meet the needs of their communities.

8.0 **WARDS/COMMUNITIES AFFECTED**

8.1 There are no wards or communities affected.

9.0 **ACRONYMS**

9.1 Not applicable.

Background papers:-	None.
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Key Decision: No

Exempt Decision: No

This report refers to a Discretionary Service

Appendices attached to this report:

Appendix A	Summary of Comments from Review of Implemented Planning Decisions (5 th September 2019)
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