



REPORT TO:	Performance Monitoring Panel
DATE:	24 th January 2023
SUBJECT:	Review of Implemented Planning Decisions
PURPOSE:	To update the Performance Monitoring Panel subsequent to the report being presented to Planning Committee
KEY DECISION:	N/A
PORTFOLIO HOLDER:	Portfolio Holder for Assets & Planning
REPORT OF:	Phil Norman – Head of Planning
REPORT AUTHOR:	Lucy Buttery – Principal Planning Officer
WARD(S) AFFECTED:	There are no wards or communities affected
EXEMPT REPORT?	No

SUMMARY

Part 3, Section D (Delegations to Committees) of the Constitution states that the Performance Monitoring Panel shall 'revisit a number of implemented planning decisions'.

The latest visits took place on 27th October 2022 and a follow up report was presented to the Performance Monitoring Panel on 29th November 2022 setting out the conclusions drawn from the exercise. Subsequent to that meeting, the report was presented to Planning Committee on 7th December 2022, who were invited to submit any comments on the review back to the Performance Monitoring Panel. No new comments or issues were raised at Planning Committee.

RECOMMENDATIONS

That the contents of this report be noted.

REASONS FOR RECOMMENDATIONS

To keep the Panel updated on the review process.

1. 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 last carried out a tour of the District on 5th September 2019. It was intended that the tours would be carried out on an annual basis going forward, however the Coronavirus pandemic resulted in tours not being undertaken in 2020 and 2021.

2. THE TOUR

- 2.1** The latest tour took place on 27th October 2022 with morning and afternoon sessions. The morning session focussed on sites in Spalding, whilst the afternoon took in sites in Weston and Holbeach. Five Members took part and were present for the whole day.
- 2.2** A selection of seven residential developments were visited, as well as two commercial sites. 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 information pack outlining the background and key issues relating to each site as well as a block plan of the site. Verbal assistance was given on site where necessary and Officers noted Members' feedback for each site.
- 2.4** A debriefing was held after the morning and afternoon sessions of the tour to review the day and draw conclusions.

3. CONCLUSIONS AND AGREED ACTIONS

- 3.1** The main conclusions drawn from the exercise and the recurring themes of the day were that there is often a lack of attention to detail and there are clear concerns around the management and maintenance of public areas such as open space and incidental areas of landscaping.
- 3.2** It was noted that some schemes which were viewed as overly dense on paper feel different in reality on the ground.
- 3.3** At the Performance Monitoring Panel on 29th November 2022, Members discussed the report and the following issues were raised/reiterated:
 - The site visits were undertaken on a wet day and it was clear to see that there were issues with drainage on certain sites with surface water flooding being observed and drains being higher than the road in some instances.

- Concern was raised that where elements are not finished on some sites, that this is not being picked up.
- Sites do not feel as dense on the ground as on paper.
- The siting of meter boxes remains an issue.
- The management and maintenance of public open space and drainage features (basins, swales etc.) could be improved.

3.4 A fully summary of comments can be found in Appendix A.

3.5 Following the Panel meeting on 29th November 2022, the report was presented to Planning Committee on 7th December 2022 and Committee members were invited to submit any comments that they may have back to the Panel. No new comments or issues were raised at Planning Committee, therefore there is nothing further to add in respect of this review and report.

4. EXPECTED BENEFITS TO THE PARTNERSHIP

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

5. IMPLICATIONS

5.1 SOUTH AND EAST LINCOLNSHIRE COUNCILS PARTNERSHIP

5.1.1 None.

5.2 CORPORATE PRIORITIES

5.2.1 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 Spalding and Holbeach to be attractive places that people want to visit, live and work whilst supporting all other towns and villages in the district to meets the needs of their communities.

5.3 STAFFING

5.3.1 None.

5.4 CONSTITUTIONAL AND LEGAL IMPLICATIONS

5.4.1 None.

5.5 DATA PROTECTION

5.5.1 None.

5.6 FINANCIAL

5.6.1 None.

5.7 RISK MANAGEMENT

5.7.1 None.

5.8 STAKEHOLDER / CONSULTATION / TIMESCALES

5.8.1 None.

5.9 REPUTATION

5.9.1 None.

5.10 CONTRACTS

5.10.1 None.

5.11 CRIME AND DISORDER

5.11.1 None.

5.12 EQUALITY AND DIVERSITY/ HUMAN RIGHTS/ SAFEGUARDING

5.12.1 None.

5.13 HEALTH AND WELL BEING

5.13.1 None.

5.14 CLIMATE CHANGE AND ENVIRONMENTAL IMPLICATIONS

5.14.1 None.

5.15 LINKS TO 12 MISSIONS IN THE LEVELLING UP WHITE PAPER

5.15.1 None.

6. ACRONYMS

6.1 None.

APPENDICES

Appendices are listed below and attached to the back of the report: -

APPENDIX A

Summary of Comments from Review of Implemented Planning Decisions (27th October 2022)

BACKGROUND PAPERS

No background papers as defined in Section 100D of the Local Government Act 1972 were used in the production of this report.

CHRONOLOGICAL HISTORY OF THIS REPORT

Planning Committee – 7th December 2022

Performance Monitoring Panel – 29th November 2022

REPORT APPROVAL

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