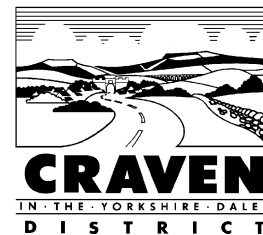


# Planning Committee – 9th May 2016



## DEVELOPMENT CONTROL PERFORMANCE.

### Report of the Strategic Manager of Planning & Regeneration

Ward(s) affected: All

1. **Purpose of Report** – To update the Planning Committee of the Development Control performance figures and appeal decisions. To update Members on the position with respect to the measures introduced and proposed by the Government to tackle poor performing planning authorities.
2. **Recommendations** – **Members are recommended to note the report and be mindful of its content when making decisions on planning applications.**
3. **Report**
  - 3.1 This report details Development Control performance for the years 2014/15 and 2015/16. The report also updates members on the position with respect to measures introduced and proposed by the Government to tackle poor performing planning authorities.

#### **A. PLANNING APPLICATION PERFORMANCE**

- 3.2 Historically the Government has measured planning application performance based on the number of Major, Minor, and Other applications determined in time. The performance target has been 60% of 'Major' applications determined in time, 65% of 'Minor' applications determined in time, and 80% of 'Other' applications determined in time.
- 3.3 The figures at Appendix A indicate that for the 14/15 financial year application performance was consistently within these target dates, or within an extended time period that was agreed in writing with the applicants.
- 3.4 For the year 15/16 performance dipped during the last 2 quarters. The principle reason for reduced performance was staffing levels during winter 2015/16. Whilst targets were missed for individual quarters 3 & 4, the targets for the year as a whole have been achieved.
- 3.5 In 2013, the Coalition Government introduced special measures that meant poorly performing planning authorities lost their right to determine major planning applications. If an authority is within 'special measures' an applicant for a major development proposal can opt for applications to be determined by the Planning Inspectorate rather than by the Local Planning Authority. Two measures of 'poorly performing' authorities were introduced based on the 'Speed of Decisions' and the

'Quality of Decisions' (the 'Quality of Decisions' measure is explained in the Appeals Performance section of this report).

- 3.6 When originally introduced the threshold for designation for the 'Speed of Decisions' measure was 30% or fewer of an authority's decisions on major development proposals being made within the statutory determination period or such extended period as has been agreed in writing with the applicant. This was measured over a two year period. Since being introduced the threshold for designation has increased and a Local Planning Authority now has to achieve 50% of applications determined in time over a 2 year measuring period.
- 3.7 With respect to the Governments 'Speed of Decisions' measure, the Council has determined more than 82% of its major applications in time within the 2 year measuring period. This is well in excess of the 50% of applications determined in time target (see Appendix B for further information).
- 3.8 The Government has indicated that it intends to expand the approach for measuring planning performance to 'non-major development' proposals. It has been suggested that a 'Speed of Decision' measure will apply to 'minor' development proposals, applications for changes of use, and householder development applications (collectively these are to be referred to as 'non-major development' proposals). It is stated that where authorities fail to determine at least 60-70% of 'non-major development' proposals in time the authority would be at risk of designation. It is understood that the first designations will be made in the final calendar quarter of 2016. Based on the quarter's performance to date, the Council has determined 77% of 'non major development' proposals within time.

## **B. APPEALS PERFORMANCE**

- 3.9 Details of appeal performance are set down in Appendix C. For the year 14/15 the LPA received 27 appeal decisions. Of those appeals 8 were allowed on appeal, and 19 were dismissed. 30% of the Council's decisions to refuse planning permission have therefore been allowed on appeal. For the year 15/16 the Local Planning Authority received 24 planning application appeal decisions and just 21% of the Council's refusals were allowed on appeal.

### **Appeal Performance assessed against the 'Quality of Decisions' measure used to identifying poorly performing planning authorities**

- 3.10 Appeals performance is one of the measures that the government are now using to define a poorly performing planning authority (the 'Quality of Decision' measure). The threshold for designation is currently 20% or more of an authority's decisions on applications for major development made during the assessment period being overturned at appeal. If an authority is within 'special measures' an applicant for a major development proposal could opt for applications to be determined by the Planning Inspectorate rather than by the Local Planning Authority. In recent months the government has indicated that it intends to reduce the threshold for designation. When designations are next made at the end of December 2016 it is suggested that those Council's with 10% of decisions on major applications overturned on appeal will be designated as poorly performing.

- 3.11 Appendix D identifies the performance in detail with respect to this target for the last government published performance figures. In summary the government published performance figures indicate that no applications for major development (0%) have been overturned on appeal within the assessment period. The appeal decision to allow for the solar farm at Low Bentham will in time count against the Council on the 'Quality of Decision Measure', but providing decisions are made in accordance with planning policy requirements there is no reason why the Council should not fail to achieve this target.
- 3.12 As a very rough indicator there have been 72 major applications determined by the Council over the last 2 years (14/15 & 15/16), with only 1 decision allowed on appeal. Over the last 2 years only 1.4% of decisions have therefore been allowed on appeal (although the performance can go down as there are decisions that may still be appealed and subsequently allowed).
- 3.13 The Government has indicated that it intends to expand the 'Quality of Decisions' measure to 'non-major development' proposals. Essentially where authorities have had more than 10-20% of 'non-major development' decisions allowed on appeal they would be at risk of designation. It is understood that the first designations will be made in the final calendar quarter of 2016. Based on the quarter's performance to date, the Council has determined 735 applications that appear to be within the new 'non-major development' category over the period that it is understood will be used to measure performance. Of those applications 7 (just under 1%) have been allowed on appeal. It therefore seems that at present the Council is not at risk of being designated under this new performance measure.

### **Costs awards in Planning Appeals**

- 3.14 For the year 14/15 two decisions were received with respect to applications for an award of costs against the Council due to the Council's alleged unreasonable behaviour. Neither application for costs was successful. The cases are set out below: -
- Planning Ref. 22/2013/13614. 3 bungalows at Dick Lane, Cowling. Planning permission was allowed on appeal, but no award of costs was given against the Council for unreasonable behaviour.
  - Planning Ref. 30/2014/14591. Single retirement dwelling at land adjoining the Vicarage, Church Lane, Gargrave. Planning permission appeal dismissed and no award of costs was given against the Council for unreasonable behaviour.
- 3.15 For the year 15/16 1 decision was received with respect to applications for an award of costs against the Council due to the Council's alleged unreasonable behaviour. A partial award of costs was given against the Council. The case is set out below: -
- Planning Ref. 22/2014/15039. Detached house at land to west of kitchen showroom Dovetail, Cowling. Planning permission appeal was dismissed, but a partial award of costs was given against the Council due to its submission of a second amended appeal statement after the statutory deadline. The costs amount that was settled with the appellant was £550 (ex VAT).

#### 4. **Implications**

- 4.1 **Financial and Value for Money (vfm) Implications** – Defending Planning Appeals against refused applications can have significant cost implications and therefore the Council needs to refuse planning applications only where it can provide sustainable reasons for refusal. If the Council is designated as poorly performing this may reduce fee income if applicants elect to bypass the Local Planning Authority and make submissions direct to the Planning Inspectorate.
- 4.2 **Legal Implications** – None.
- 4.3 **Contribution to Council Priorities** – Monitoring of performance should contribute to delivering an efficient and effective service.
- 4.4 **Risk Management** – Failure to achieve certain minimum performance standards could result in the authority being designated as poorly performing and developers proposing major applications given the option to instead submit to the Planning Inspectorate.
- 4.5 **Equality Impact Assessment** – The Council's Equality Impact Assessment Procedure **has not been** followed. Therefore neither an Initial Screening or an Equality Impact Assessment has been undertaken on the proposed policy, strategy, procedure or function to identify whether it has/does not have the potential to cause negative impact or discriminate against different groups in the community based on •age • disability •gender • race/ethnicity • religion or religious belief (faith) •sexual orientation, or • rural isolation.

#### 5. **Consultations with Others** – N/A

#### 6. **Access to Information : Background Documents** – N/A

#### 7. **Author of the Report** – I Swain – Development Control Manager. 01756 706465

Note: Members are invited to contact the author in advance of the meeting with any detailed queries or questions.

#### 8. **Appendices**

Appendix A – Development Control Application Performance.

Appendix B – Performance against the Coalition's Government's 'Speed of Decisions' criteria for identifying poorly performing planning authorities.

Appendix C - Planning Application Appeals Performance.

Appendix D - Performance against the Coalition's Government's 'Quality of Decisions' criteria for identifying poorly performing planning authorities.

## APPENDIX A - DEVELOPMENT CONTROL APPLICATION PERFORMANCE FOR 2014/15 & 2015/16.

### Quarterly (not cumulative)

Quarter	Performance Indicator	% determined in time	Target	Number of determinations
<b>1<sup>st</sup> 14/15</b>	Majors	100%	60%	8
	Minors	78%	65%	74
	Others	91%	80%	116
	Other determinations			66
	Total determinations			264
<b>2<sup>nd</sup> 14/15</b>	Majors	100%	60%	9
	Minors	76%	65%	63
	Others	89%	80%	97
	Other determinations			74
	Total determinations			243
<b>3<sup>rd</sup> 14/15</b>	Majors	75%	60%	8
	Minors	75%	65%	63
	Others	98%	80%	81
	Other determinations			83
	Total determinations			235
<b>4<sup>th</sup> 14/15</b>	Majors	87.5%	60%	8
	Minors	82%	65%	28
	Others	90%	80%	88
	Other determinations			81
	Total determinations			205
<b>1<sup>st</sup> 15/16</b>	Majors	78%	60%	9
	Minors	76%	65%	59
	Others	88%	80%	90
	Other determinations			107
	Total determinations			265
<b>2<sup>nd</sup> 15/16</b>	Majors	73%	60%	15
	Minors	66%	65%	67
	Others	84%	80%	102
	Other determinations			103
	Total determinations			287
<b>3<sup>rd</sup> 15/16</b>	Majors	57%	60%	7
	Minors	63%	65%	52
	Others	75%	80%	75
	Other determinations			84
	Total determinations			218
<b>4<sup>th</sup> 15/16</b>	Majors	75%	60%	8
	Minors	59%	65%	63
	Others	77%	80%	94
	Other determinations			86
	Total determinations			251

<b>Annually</b>			
<b>Year</b>	<b>Performance Indicator</b>	<b>% determined in time</b>	<b>Target</b>
<b>12/13</b>	Majors	47%	60%
	Minors	70%	65%
	Others	87%	80%
<b>13/14</b>	Majors	100%	60%
	Minors	80%	65%
	Others	92%	80%
<b>14/15</b>	Majors	91%	60%
	Minors	77%	65%
	Others	91%	80%
<b>15/16</b>	Majors	72%	60%
	Minors	66%	65%
	Others	81%	80%

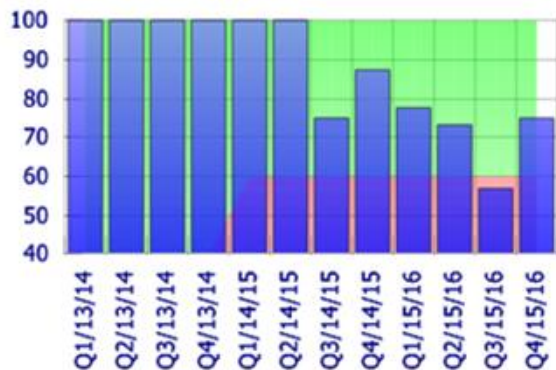
**Major Planning Applications** include residential schemes for 10 or more dwellings, residential development on sites over 0.5 ha, other development providing floorspace greater than 1000 m<sup>2</sup>, and other development on sites of over 1 ha.

**Minor Planning Applications** include proposals for dwellings, offices, industry, retail development, and other built development, but excluding householder/other development and development which is classed as major.

**Other Planning Applications** include householder applications, changes of use, advertisements, and listed building consent applications.

**Other determinations** are applications that are not included in the Performance Indicators and include applications relating to tree matters, applications for non-material amendments, applications to discharge conditions attached to planning permissions, prior approval notifications for works that are permitted development, formal consultations on applications that are to be determined by North Yorkshire County Council that fall within Craven District (outside of the boundaries of the YDNP), Screening and Scoping Opinions for Environmental Impact Assessment, and Lawful Development Certificates.

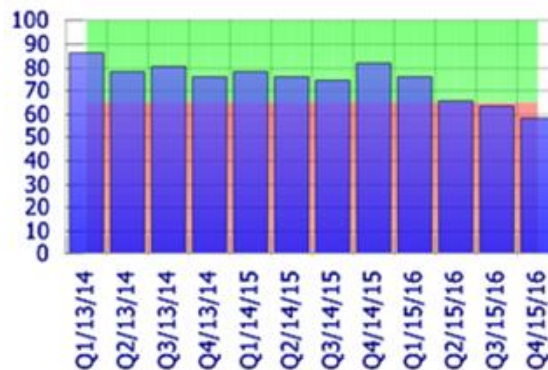
**PL 10 (NI 157a).QNC - Planning & Building Control - Processing of planning applications - Major Applications determined within statutory timescales or extended timescale agreed with the applicant (QNC)**



Service - David Smurthwaite  
 Service Area - Planning & Building Control  
 Collector - Ian Swain  
 Indicator Type - Business Process  
 Data Format - Percentage - Two Decimal Places  
 Target 2016/17 -  
 Target 2015/16 - Annual Target 60%  
 Target 2014/15 - Annual Target 60%  
 Polarity - High

Quarter	Value	Target	Visual
Q1/14/15	100.00%	60.00%	Green smiley
Q2/14/15	100.00%	60.00%	Green smiley
Q3/14/15	75.00%	60.00%	Green smiley
Q4/14/15	87.50%	60.00%	Green smiley
Q1/15/16	77.78%	60.00%	Green smiley
Q2/15/16	73.33%	60.00%	Green smiley
Q3/15/16	57.14%	60.00%	Red frowny
Q4/15/16	75.00%	60.00%	Green smiley

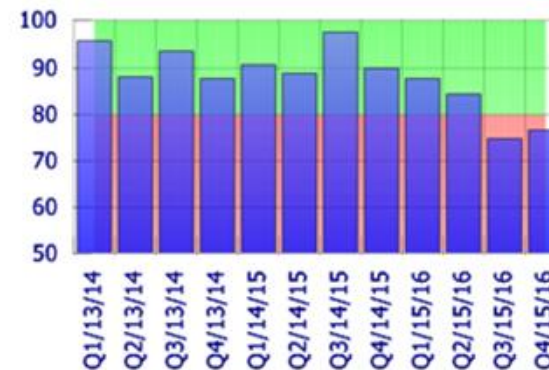
**PL 11 (NI 157b).QNC - Planning & Building Control - Planning Applications: Minor applications or extended timescale agreed with the applicant (QNC)**



Service - David Smurthwaite  
 Service Area - Planning & Building Control  
 Collector - Ian Swain  
 Indicator Type - Business Process  
 Data Format - Percentage - Two Decimal Places  
 Target 2016/17 -  
 Target 2015/16 - Annual Target 65%  
 Target 2014/15 - Annual Target 65%  
 Polarity - High

Quarter	Value	Target	Visual
Q1/14/15	78.38%	65.00%	Green smiley
Q2/14/15	76.19%	65.00%	Green smiley
Q3/14/15	74.60%	65.00%	Green smiley
Q4/14/15	82.14%	65.00%	Green smiley
Q1/15/16	76.27%	65.00%	Green smiley
Q2/15/16	65.67%	65.00%	Green smiley
Q3/15/16	63.46%	65.00%	Red frowny
Q4/15/16	58.73%	65.00%	Red frowny

**PL 12 (NI 157c).QNC - Planning & Building Control - Planning Applications: 'Other' applications or extended timescale agreed with the applicant (QNC)**



Service - David Smurthwaite  
 Service Area - Planning & Building Control  
 Collector - Ian Swain  
 Indicator Type - Business Process  
 Data Format - Percentage - Two Decimal Places  
 Target 2016/17 -  
 Target 2015/16 - Annual Target 80%  
 Target 2014/15 - Annual Target 80%  
 Polarity - High

Quarter	Value	Target	Visual
Q1/14/15	90.52%	80.00%	Green smiley
Q2/14/15	88.66%	80.00%	Green smiley
Q3/14/15	97.53%	80.00%	Green smiley
Q4/14/15	89.77%	80.00%	Green smiley
Q1/15/16	87.78%	80.00%	Green smiley
Q2/15/16	84.31%	80.00%	Green smiley
Q3/15/16	74.67%	80.00%	Red frowny
Q4/15/16	76.60%	80.00%	Red frowny

## APPENDIX B – PERFORMANCE AGAINST THE GOVERNMENT’S ‘SPEED OF DECISIONS’ CRITERIA FOR IDENTIFYING POORLY PERFORMING PLANNING AUTHORITIES.

The threshold for designation is 50% or fewer of an authority’s decisions on major development proposals made within the statutory determination period or such extended period as has been agreed in writing with the applicant.

<b>Time Period Measured.</b>	<b>Target</b>	<b>% determined in time</b>	<b>Number of determinations</b>
1 <sup>st</sup> January 2014 to December 2015	More than 50%	82.4%	57



## APPENDIX C - PLANNING APPLICATION APPEALS PERFORMANCE

Planning Application Appeals Performance for 2014/15 (excluding Enforcement Appeals).

<b>SUMMARY</b>	<b>Appeals Dismissed.</b> (i.e. permission is refused on appeal).	<b>Appeals Allowed.</b> (i.e. permission is given on appeal).
<b>All Decisions.</b>	70% (19 decisions)	30% (8 decisions)
<b>Decisions made in accordance with Officer recommendation including Committee decisions.</b>	73% (19 decisions)	27% (7 decisions)
<b>Committee refusals taken against officer advice.</b>	0% (0 decisions)	100% (1 decision)
<b>Appeal against non-determination.</b>	N/A	N/A

Planning Application Appeals Performance for 2015/16 (excluding Enforcement Appeals).

<b>SUMMARY</b>	<b>Appeals Dismissed.</b> (i.e. permission is refused on appeal).	<b>Appeals Allowed.</b> (i.e. permission is given on appeal).
<b>All Decisions.</b>	79% (19 decisions)	21% (5 decisions)
<b>Decisions made in accordance with Officer recommendation including Committee decisions.</b>	80% (16 decisions)	20% (4 decisions)
<b>Committee refusals taken against officer advice.</b>	75% (3 decisions)	25% (1 decisions)
<b>Appeal against non-determination.</b>	N/A	N/A

### Details of appeal decisions for Year 14/15.

Planning Ref.	Site	Proposal	LPA refusal method	Appeal Decision
21/2011/12283	Greens Mill, Cononley	Retrospective application for a change of use to parking and turning area.	Delegated	Dismissed 11/4/14
32/2013/13819	Kirklea, Station Rd, Cross Hills	Advertisements	Delegated	Dismissed 28/4/14
22/2014/14254	Land adjacent to Nan Scar, Cowling.	2 detached houses.	Delegated	Dismissed 4/6/14
32/2013/13379	Manor House Farm, Glusburn Moor	Wind turbine 24.5 m to hub.	Delegated	Dismissed 26/6/14
59/2013/13818	The Borrins, Rathmell	Change of use from live / work unit to dwelling	Delegated	Dismissed 27/6/14
53/2013/13560	Land adjacent to Centre Road, Lothersdale	Wind turbine on a 25 m tower.	Delegated	Dismissed 27/6/14
62/2013/13840	Mary Milnthorpe, Kirkgate, Settle	Change of use from shop and flat to dwelling.	Delegated	Allowed 15/7/14
42/2013/13650	44/46 Thornview Rd, Hellifield	Bungalow with parking.	Delegated	Dismissed 16/7/14
22/2013/13614	Dick Lane, Cowling	3 bungalows.	Committee (against officer advice).	Allowed 23/7/14
53/2013/13691	Bent Laithe Farm, Lotherdale	Wind turbine (46 m to tip).	Delegated	Dismissed 4/8/14
32/2014/14412	17 Spencer Close, Cross Hills	New build dwelling.	Delegated	Dismissed 1/9/14
63/2014/14431	Entrance to Snaygill Industrial Estate, Skipton	Retrospective application for signage.	Delegated	Dismissed 1/9/14
32/2014/14643	Naylors Brewery, Midland Mills, Crosshills	Signage	Delegated	Allowed 22/9/14

<b>Planning Ref.</b>	<b>Site</b>	<b>Proposal</b>	<b>LPA refusal method</b>	<b>Appeal Decision</b>
49/2013/14130	Accerhill Hall, Giggleswick, Settle	Change of use of 105 square metres of pasture to domestic garden.	Delegated	Allowed 1/10/14
21/2014/14542	The Barn, Crag View, Cononley	Residential development	Delegated	Dismissed 21/10/14
66/2014/14573	27 Ash Grove, Sutton-in-Craven	Erection of extension without complying with planning condition	Delegated	Allowed 4/11/14
17/2013/13875	The Annexe, Beech Hill House, Carleton	Certificate of lawful development for the construction of a single storey dining room extension.	Delegated	Dismissed 7/11/14
32/2014/14440	Columbia, Newby Street, Cross Hills	Retrospective planning permission for loft conversion	Delegated	Allowed 1/12/14
66/2014/14761	1 Holmefield Farm, Sutton-in-Craven	New fence	Delegated	Dismissed 11/12/14
66/2014/14739	1 Holmefield Farm, Sutton-in-Craven	Replacement uPVC window.	Delegated	Dismissed 18/12/14
08/2014/14750	Land off Mill Lane/Birkwith Lane, Low Bentham	Proposed timber stables	Delegated	Dismissed 9/1/15
11/2014/14522	Smoulden Farm Cottages, Jacksons Lane, Low Bradley	Lawful development certificate for 'five residential units' in breach of planning condition	Delegated	Allowed 28/1/15
63/2014/14889	15 Broughton Grove, Skipton	Two storey rear extension.	Delegated	Dismissed 9/2/15
08/2013/14173	Blossom Barn, Low Bottom, Lower Bentham	Change of use of the land and replacement barn as garaging/workshop ancillary to house	Delegated	Allowed 9/2/15
53/2014/14870	Out Laithe, Calf Edge Farm, Lothersdale	Change of use of agricultural building to a dwellinghouse	Delegated	Dismissed 12/2/15
32/2014/14668	Bridge End House, Glusburn Bridge, Glusburn	New detached dwelling	Delegated	Dismissed 20/3/15

Planning Ref.	Site	Proposal	LPA refusal method	Appeal Decision
30/2014/14591	Land adjoining the Vicarage, Church Lane, Gargrave	Single retirement dwelling	Committee (in accordance with officer advice).	Dismissed 26/3/15

### **Enforcement Notice appeals**

**Appeal Ref:** [APP/C2708/C/14/2216391](#)

**Address:** Stunstead, Long Lane, Cowling, Keighley BD22 0LD

**Alleged Breach:** The change of use of the land from stabling of horses to siting of a static caravan for residential accommodation.

**Decision date:** 10 November 2014

**Decision:** Appeal allowed to the limited degree on grounds (f) and (g) and the notice is varied accordingly. Otherwise the appeal is dismissed and the notice is upheld as varied.

**Appeal Ref:** [APP/C2708/C/14/2217500](#)

**Address:** Marlor Cottage, 1 The Green, Settle, BD24 9HL

**Alleged Breach:** Without planning permission, the installation of photovoltaic solar panels to the front elevation of the dwelling.

**Decision date:** 17 February 2015

**Decision:** Appeal dismissed and enforcement notice upheld. Planning permission is refused on the application deemed to have been made under section 177(5) of the 1990 Act as amended.

## Details of appeal decisions for Year 15/16.

Planning Ref.	Site	Proposal	LPA refusal method	Appeal Decision
53/2014/14718	Land at Springs Farm, Lothersdale	Conversion of an agricultural building into a domestic dwelling (prior approval)	Delegated	Dismissed. 8/4/15.
2/2014/15039	Land to west of kitchen showroom Dovetail, Cowling	One detached house.	Committee (against officer advice).	Dismissed. 20/4/15.
42/2013/13355	Lower Bend Gate, Hellifield	Reserved matters for agricultural workers dwelling	Delegated	Allowed 4/6/15
21/2014/14583	Rear of former Methodist Chapel at Main Street, Cononley	4 dwellings	Delegated	Allowed 9/6/15
59/2014/15247	Green Farm Barn, Rathmell, nr Settle	New garden room extension to side of existing garage with new glazed link to adjoin existing barn	Delegated	Allowed 26/6/15
59/2014/15248	As above.	Listed Building Consent application for the above development.	Delegated	Allowed 26/6/15
22/2014/15163	Sandyforth Farm, Cowling	50kw wind turbine	Delegated	Dismissed 7/7/15
22/2014/14990	Park Farm, Park Lane, Cowling	50kw wind turbine	Delegated	Dismissed 7/7/15
21/2014/14884	12 Meadow Croft, Cononley, Keighley	two-storey 3 bedroom dwelling	Delegated	Dismissed 21/7/15
21/2014/14384	Ghyll Head Farm, Moorside, Cononley	1 no Endurance E-3120 wind turbine	Delegated	Dismissed 20/8/15
15/2014/15219	Longber Barn, Burton in Lonsdale	Stable block for private use	Delegated	Dismissed 7/9/15
49/2014/14600	Israel Farm, Austwick	250kW wind turbine-30m mast/ 30m rotor/ 45m tip.	Delegated	Dismissed 29/9/15

<b>Planning Ref.</b>	<b>Site</b>	<b>Proposal</b>	<b>LPA refusal method</b>	<b>Appeal Decision</b>
63/2015/15535	120 Keighley Road, Skipton	single-storey side extension	Delegated	Dismissed 15/10/15
08/2015/15643	16 Hillside Road, Low Bentham	Two storey extension to side	Delegated	Dismissed 19/10/15
45/2014/15237	Cod Bank Barn, Clapham	Removal of B1 restriction to change use of property from a live/work unit to dwelling (C3).	Delegated	Dismissed 13/11/15
63/2011/11855	Craven Buildings, Craven Street, Skipton	Variation of conditions on permission for 4 no. 2 bed apartments.	Delegated.	Dismissed 4/1/16
66/2015/15334	Land off Main Street, Sutton-in-Craven	Construction of 50 new houses	Delegated.	Dismissed 5/1/16
05/2012/12568	Land adjacent to Brightenber Hill, near Stainton Hall, Skipton	Three wind turbines with a maximum tip height of 100m	Committee (against officer advice).	Dismissed 10/2/16
21/2014/14630	Crosshills Road, Cononley	Erection of up to 10 dwellings	Committee (against officer advice).	Dismissed 11/2/16
48/2014/15278	Langcliffe Caravan Park, Langcliffe	Change of use for the redevelopment and extension of holiday park	Committee (in accordance with officer advice).	Dismissed 16/2/16
53/2015/15618	Brow Garage, Rook Street, Lothersdale	Construction of one pair of semi-detached dwellings and a block of four terraced dwellings.	Delegated.	Dismissed 16/2/16
56/2015/15890	Land at Church Lane, East Marton	Creation of a new access for farm vehicles	Delegated.	Dismissed 19/2/16
36/2015/15750	New Laithe Barn, Wigglesworth	Certificate of lawful development for the use of land as residential garden	Delegated.	Dismissed 17/3/16
08/2015/15473	Land south of Ravens Close Brow, Low Bentham	Installation of a solar farm	Committee (against officer advice).	Allowed 21/3/16

## **Enforcement Notice appeals**

**Appeal Ref:** [APP/C2708/C/15/3124714](#)

**Address:** 36 Water Street, Skipton, N.Yorks, BD23 1PB

**Alleged Breach:** Without planning permission, the erection of a timber framed canopy structure and wooden cladding above the canopy to the front elevation.

**Decision date:** 16 November 2015

**Decision:** The appeal is dismissed and the enforcement notice is upheld.

**Appeal Ref:** [APP/C2708/C/15/3031343](#)

**Address:** Greens Mill, Skipton Road, Cononley, Keighley, West Yorkshire, BD20 8LN

**Alleged Breach:** Without planning permission, the change of use of the land to vehicle parking and turning area and for the storage of plant and machinery.

**Decision date:** 21 December 2015

**Decision:** The appeal is dismissed and the notice is upheld with a variation.

**Appeal Ref:** [APP/C2708/C/15/3016579](#)

**Address:** Land at New Laithe, Bank Newton, Skipton, North Yorkshire, BD23 3NT

**Alleged Breach:** Without planning permission the construction of a new building in the open countryside.

**Decision date:** 6 January 2016

**Decision:** The appeal is dismissed and the enforcement notice is upheld.

## **APPENDIX D - PERFORMANCE AGAINST THE COALITION'S GOVERNMENT'S 'QUALITY OF DECISIONS' CRITERIA FOR IDENTIFYING POORLY PERFORMING PLANNING AUTHORITIES.**

The current threshold for designation is 20% or more of an authority's decisions on applications for major development made during the assessment period being overturned at appeal.

The assessment period is based on applications for major development that have been overturned at appeal, based on a 2 year assessment period that ended on 31 December 2014.

During the assessment period there no major decisions that were overturned at appeal.