

**Committee:** Planning Committee  
**Date:** 12 March 2025  
**Title:** Quality of Major Applications  
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### **Purpose**

1. To report to Planning Committee the applications that have been considered at Planning Committee which contribute to the data considered by MHCLG as to whether a Local Planning Authority falls within the criteria to be designated.
2. There are four criteria where a Local Planning Authority may be designated - Quality Major; Quality Speed; Quality Non-Major and Speed Non-Major.
3. This report specifically considers the Quality of Major Applications and covers the period 2017 - 2025. The Quality of Major Applications is for decisions made within a two-year period with appeal decisions up to and including the 31 December of the two-year period.
4. Therefore, the periods covered in this report are as follows:
  - April 2017 - March 2019 (*appeal decisions made by 31/12/2019*)
  - April 2018 - March 2020 (*appeal decisions made by 31/12/2020*)
  - April 2019 - March 2021 (*appeal decisions made by 31/12/2021*)
  - April 2020 - March 2022 (*appeal decisions made by 31/12/2022*)
  - April 2021 – March 2023 (*appeal decisions made by 31/12/2023*)
  - April 2022 – March 2024 (*appeal decisions made by 31/12/2024*)
  - April 2023 – March 2025 (*appeal decisions made by 31/12/2025*)
5. The Planning Advisory Service provided each Local Authority with a 'Crystal Ball' (basically a spreadsheet) where the data can be added each month/quarter to monitor whether there is any risk of designation.
6. Below shows the periods from April 2017 within the two-year MHCLG monitoring periods. To note – Apr 2022 – March 2025 has now been updated to reflect MHCLG guidance whereby decisions and appeals for variation/removal of conditions are not taken into consideration in respect of Quality Performance.

	All Major Decisions	Refusals	Appeals	Dismissed	Allowed	Pending	Result
Apr 2017 - Mar 2019	76	29	17	8	7	2*	9.21%
Apr 2018 - Mar 2020	79	46	34	17	13	4**	16.46%
Apr 2019 - Mar 2021	74	38	27	13	13	1***	17.57%
Apr 2020 - Mar 2022	68	31	19	7	8	4****	11.76%
Apr 2021 - Mar 2023							11.1%
Oct 2021 – Sep 2023	72	29	16	7	9	0	12.5%
Jan 22 – Dec 23	68	22	12	6	5	1	7.35%
Apr 2022 - Mar 2024	71	22	12	6	3	3	4.23%
Apr 2023 – Mar 2025	65	17	7	2	1	4	1.54%

\*Pending decision falls outside of the criteria window of appeal decision made by 31/12/2019.

\*\*Pending decisions fell outside of the criteria window of appeal decisions made by 31/12/2020.

\*\*\*Pending decisions fell outside of the criteria window of appeal decisions made by 31/12/2021.

\*\*\*\*Pending decisions fell outside of the criteria window of appeal decisions made by 31/12/2022.

Designation data does not include S73 applications to Vary/Remove conditions. The table has now been updated and this data has been removed.

## 7 Cost of appeals per year\*

Year	Legal including Awards of Costs	Consultants
2017 - 2018	£102,660	£33,697
2018 - 2019	£ 21,325	£10,241
2019 - 2020	£182,013	£78,776
2020 - 2021	£144,117	£70,481
2021 - 2022	£129,453	£152,057
2022 - 2023	£306,407.36	£169,873.42
<b>2023 - 2024</b>	<b>£84,854.48</b>	<b>£40,800.78</b>
<b>2024 – 2025</b>	<b>£46,000.00</b>	<b>£25,947.00</b>

\*Not including the Stansted Airport Inquiry.

*Please note that Inquiry/Hearing cost may not be held in the same financial year as the application decision.*

## 8. Pending Appeals

### 8.1

Reference	Address	Type of Appeal	Dates of Hearing/Inquiry – if known
UTT/22/3470/OP	Land North Of Baynard Avenue Baynard Avenue Flitch Green CM6 3FD	Hearing	04 December 2024
UTT/23/2964/OP	Highwood Farm Stortford Road Great Dunmow	Written Representations	
UTT/23/2962/DFO	Land To The West Of Thaxted Road Saffron Walden	Hearing	11 Feb 2025
UTT/24/0741/FUL	Land Known As 7 Acres Warish Hall Farm Parsonage Road Takeley	Written Representations	

### Recommendation

9. It is recommended that the Committee notes this report for information.

### Impact

Communication/Consultation	Planning Committee
Community Safety	None
Equalities	None
Health & Safety	None
Human Rights/Legal Implications	None
Sustainability	None
Ward-specific impacts	None

Workforce/Workplace	None
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### Risk Analysis

Risk	Likelihood	Impact	Mitigating actions
3	3	3	Action Plan & Pathway work

1 = Little or no risk or impact

2 = Some risk or impact - action may be necessary

3 = Significant risk or impact - action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project