

Committee: Planning Committee

Date: 9 April 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 – Sep2023	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	93	21	9	3	3	3	3.23%

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

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****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
2023 - 2024	£84,854.48	£40,800.78
2024 – 2025	£46,000.00	£25,947.00

**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/23/2496/FUL	Land West of High Street Stebbing	Written Representations	
UTT/23/2964/OP	Highwood Farm Stortford Road Great Dunmow	Written Representations	
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

Risk Analysis

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