

EAST RENFREWSHIRE COUNCILPLANNING APPLICATIONS COMMITTEE16 May 2018Report by Director of EnvironmentPLANNING PERFORMANCE FRAMEWORK**INTRODUCTION**

1. The purpose of this report is to inform the committee about the Council's Planning Performance Framework and the Scottish Government Feedback report.

**RECOMMENDATION**

2. It is recommended that the committee notes the Planning Performance Framework and the Scottish Government's feedback on it.

**BACKGROUND**

3. Every planning authority in Scotland is required to produce a '**Planning Performance Framework**' (PPF) annually for submission to the Scottish Government. Every Council uses a similar format including the reporting of comparable performance statistics. As well as statistics, the document summarises positive actions undertaken during the year and improvement actions planned for the following year. The Scottish Government then undertake an assessment of the Framework and provides feedback and 'ratings' on how it has performed against various markers.

**REPORT**

4. The whole PPF (dated July 2017 and covering the 2016/17 period) is available online at <http://www.eastrenfrewshire.gov.uk/service-standards>. It is split into a number of sections, the structure of which is set by the Government. The main body of the PPF (chapters 2-5) discusses what the Council has done throughout the year to deliver a high-quality planning service, and is set out under four headings:

1. Quality of outcomes
2. Quality of service and engagement
3. Governance
4. Culture of continuous improvement

5. Chapter 7 looks at how we have fulfilled our action programme from the previous year and what our actions are planned for the coming year. This shows that we have achieved most of our actions from previous years and that we are being active in promoting on-going service improvements. Chapters 8 & 9 contain performance statistics. A number of appendices are used to illustrate examples of good practice and good quality developments on the ground, showing that the quality of the environment in East Renfrewshire is being improved through the operation of the planning system.

6. The Scottish Government have given feedback on our PPF. They use 15 markers, and for each marker we are rated red, amber or green (based on the evidence provided within the PPF). The feedback report is contained in Appendix 1. We initially received 12 green and 3 amber ratings, but following appeal this has been upgraded to 14 green and 1 amber rating. Over the past three years we have received one amber rating each year (following appeal each time). The one amber rating this time was for our decision-making timescales - although performance did improve in 8 measures, it reduced in 5 measures, and overall this was rated amber. However the 14 green ratings illustrates that the Scottish Government recognise good work being done within the Planning Service.

## **FINANCE AND EFFICIENCY**

7. None

## **CONSULTATION**

8. None

## **PARTNERSHIP WORKING**

9. This report has no partnership working implications.

## **IMPLICATIONS OF THE PROPOSALS**

10. There are no direct implications relating to the content of this report

## **CONCLUSIONS**

11. The Planning Performance Framework (PPF) is a significant document which shows the wide range of customer service that the Council is delivering and the numerous improvement actions being implemented. The Scottish Government continue to promote *continuous improvement* and *modernisation* and it is considered that the PPF clearly demonstrates the Council's commitment to, and achievement of these aims.

## **RECOMMENDATIONS**

12. It is recommended that the committee notes the Planning Performance Framework and the Scottish Government's feedback on it.

Director of Environment

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April 2018

## PERFORMANCE MARKERS REPORT 2016/17

Name of planning authority:	<b>East Renfrewshire Council</b>
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The High Level Group on Performance agreed a set of performance markers. We have assessed your report against those markers to give an indication of priority areas for improvement action. The high level group will monitor and evaluate how the key markers have been reported and the value which they have added.

The Red, Amber, Green ratings are based on the evidence provided within the PPF reports. Where no information or insufficient evidence has been provided, a 'red' marking has been allocated.

No.	Performance Marker	RAG rating	Comments
1	Decision-making: continuous reduction of average timescales for all development categories [Q1 - Q4]	Amber	<p><b>Major Applications</b> Your timescales of 45 weeks are significantly slower than the previous year and are slower than the Scottish average of 37.1 weeks. RAG = Red</p> <p><b>Local Non-Householder Applications</b> Your timescales of 10.1 weeks have improved since the previous year and are faster than the Scottish average of 11.1 weeks. RAG = Green</p> <p><b>Householder Applications</b> Your timescales of 6.5 weeks are slower than the previous year but are faster than the Scottish average of 7.3 weeks. RAG = Amber</p> <p>Overall RAG = Amber</p>
2	<p>Processing agreements:</p> <ul style="list-style-type: none"> <li>offer to all prospective applicants for major development planning applications; and</li> <li>availability publicised on website</li> </ul>	Green	<p>You offer processing agreements to all applicants for major and complex local applications during pre-application discussions. RAG = Green</p> <p>Your processing agreements policy is available on your website. RAG = Green</p> <p>Overall RAG = Green</p>
3	<p>Early collaboration with applicants and consultees</p> <ul style="list-style-type: none"> <li>availability and promotion of pre-application discussions for all prospective applications; and</li> <li>clear and proportionate requests for supporting information</li> </ul>	Green	<p>You provide a free pre-application discussion service which has recently been revised and this is promoted on your website. RAG = Green</p> <p>During pre-application discussions you identify the relevant policies, provide general advice and identify the potential developer contributions required. You also only request additional information when it is necessary. RAG = Green</p> <p>Overall RAG = Green</p>

4	<b>Legal agreements:</b> conclude (or reconsider) applications after resolving to grant permission reducing number of live applications more than 6 months after resolution to grant (from last reporting period)	Green	There were 2 major applications with legal agreements and the average time was 45 weeks, which is faster than the Scottish average. The average time for local applications is 16.1, this is faster than the Scottish average and an improvement on the previous years average. You also have a protocol in place for dealing with applications that have a legal agreement attached within 3 months.
5	<b>Enforcement charter updated / re-published within last 2 years</b>	Green	Your enforcement charter was 21 months old at the end of the reporting period.
6	<b>Continuous improvement:</b> <ul style="list-style-type: none"> <li>• progress/improvement in relation to PPF National Headline Indicators; and</li> <li>• progress ambitious and relevant service improvement commitments identified through PPF report</li> </ul>	Green	<p>Timescales for deciding major applications have significantly increased, with a small increase for householder applications and a reduction for non-householder. Local application timescales are faster than the Scottish average. Both your LDP and enforcement charter are up-to-date. RAG = Green</p> <p>You previously identified 28 service improvements to make during the reporting year. A large number of these are still ongoing. It would be helpful in future if your report could clearly indicate whether a commitment has been completed or not. You have committed to a smaller range of improvements for the coming year.</p> <p>RAG = Green</p> <p>Overall RAG = Green</p>
7	<b>Local development plan less than 5 years since adoption</b>	Green	Your LDP was 1 year and 9 months at the end of the reporting period.
8	<b>Development plan scheme – next LDP:</b> <ul style="list-style-type: none"> <li>• on course for adoption within 5 years of current plan(s) adoption; and</li> <li>• project planned and expected to be delivered to planned timescale</li> </ul>	Green	<p>Your LDP is on course to be replaced within the required 5 year period. RAG = Green</p> <p>Your replacement LDP is project managed through the use of GANTT charts and regular team and wider service meetings to ensure the LDP remains on track to be replaced within the 5 year timescale. RAG = Green</p> <p>Overall RAG = Green</p>
9	<b>Elected members engaged early (pre-MIR) in development plan preparation – if plan has been at pre-MIR stage during reporting year</b>	Green	Your report outlines the engagement you have undertaken with elected members to inform the preparation of your MIR and the results from your stakeholder engagement will be reported to them in Autumn 2017.
10	<b>Cross sector stakeholders* engaged early (pre-MIR) in development plan preparation – if plan has been at pre-MIR stage during reporting year</b> <i>*including industry, agencies and Scottish Government</i>	Green	You have outlined the extensive engagement you have undertaken to inform preparation of your replacement LDP providing examples of the techniques you have used to engage with members of the public.
11	<b>Regular and proportionate policy advice produced on information required to support applications.</b>	Green	You have adopted supplementary planning guidance alongside your LDP which includes affordable housing and developer contributions policies which assist in providing clear and proportionate advice to applicants early in the planning process.

12	<b>Corporate working across services to improve outputs and services for customer benefit (for example: protocols; joined-up services; single contact arrangements; joint pre-application advice)</b>	Green	Single officers see proposals through from pre-application to decision. You also convene a major development team which comprises professionals from across the council to advise applicants on the acceptability of their proposals. You also play a key role in the City Deal.
13	<b>Sharing good practice, skills and knowledge between authorities</b>	Green	You participate in benchmarking with neighbouring councils as a means of sharing good practice and have provided a summary of the issues discussed. You also participate in the Glasgow and Clyde Valley LDP Forum to share good practice and experiences of development preparation and implementation. You also participate in Heads of Planning Committees and utilise the knowledge hub.
14	<b>Stalled sites / legacy cases: conclusion or withdrawal of old planning applications and reducing number of live applications more than one year old</b>	Green	You have cleared 6 legacy cases during the reporting year. This leaves 2 cases which remain to be decided and you have provided information about why these cases remain undecided.
15	<b>Developer contributions: clear and proportionate expectations</b> <ul style="list-style-type: none"> <li>• set out in development plan (and/or emerging plan); and</li> <li>• in pre-application discussions</li> </ul>	Green	LDP Strategic policy 3 deals with developer contributions. A supplementary guidance on developer contributions has been adopted. RAG = Green  The report is clear that pre-application advice (both for major and local developments) will refer to any need for development contributions and/or legal agreements. RAG = Green  Overall RAG = Green

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**EAST RENFREWSHIRE COUNCIL  
Performance against Key Markers**

Ratings: Green unless otherwise stated

Marker		2012-13	2013-14	2014-15	2015-16	2016-17
1	Decision making timescales	Amber				Amber
2	Processing agreements	Red				
3	Early collaboration	Amber				
4	Legal agreements	Amber				
5	Enforcement charter					
6	Continuous improvement	Amber			Amber	
7	Local development plan					
8	Development plan scheme					
9	Elected members engaged early (pre-MIR)	N/A	N/A	N/A	N/A	
10	Stakeholders engaged early (pre-MIR)	N/A	N/A	N/A	N/A	
11	Regular and proportionate advice to support applications	Red	Amber			
12	Corporate working across services					
13	Sharing good practice, skills and knowledge					
14	Stalled sites/legacy cases	Amber	Amber			
15	Developer contributions	Amber	Amber	Amber		

**Overall Markings (total numbers for red, amber and green)**

	Red	Amber	Green
2012-13	2	6	5
2013-14	0	3	10
2014-15	0	1	12
2015-16	0	1	12
2016-17	0	1	14

**Decision Making Timescales (weeks)**

	2012-13	2013-14	2014-15	2015-16	2016-17	2016-17 Scottish Average
Major Development	39.9	16.7	19.6	17.5	45.0	37.1
Local (Non-Householder) Development	14.2	9.2	9.0	10.9	10.1	11.1
Householder Development	6.7	6.6	6.4	6.2	6.5	7.3

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