

To: Communities, Housing and Planning Policy Board

On: 12 March 2019

Report by: Director of Communities, Housing and Planning

Heading: Renfrewshire Planning Performance Framework Feedback 2017/18

1. Summary

- 1.1 The purpose of this report is to inform the Board of the Feedback Report from the Minister for Local Government, Housing & Planning in relation to Renfrewshire's Planning Performance Framework 2017-2018 as set out in Appendix 1.
-

2. Recommendations

- 2.1 It is recommended that the Board:
- (i) notes the Feedback Report for Renfrewshire's Planning Performance Framework 2017-2018;
-

3. Background

- 3.1 A system of performance management has been established between local authorities and the Scottish Government, whereby every planning authority is asked to produce an annual Planning Performance Framework.
- 3.2 The Planning Performance Framework is not a policy document. It provides planning authorities an opportunity to demonstrate continuous improvement, achievements and successes over the year.
- 3.3 The framework was developed by Heads of Planning Scotland to capture and highlight a balanced measurement of planning performance, showing commitment to the following areas:

- Speed of decision making;
- Providing certainty through timescales, process and advice;
- Delivery of good quality development;
- Project management;
- Communication and engagement;
- An overall 'open for business' attitude.

4. Feedback for Renfrewshire Planning Performance Framework 2017 - 2018

- 4.1 Overall the Feedback Report for Renfrewshire is positive with 9 out of the 15 performance markers indicating green, only 4 amber ratings and no red ratings. Two performance markers are not applicable to Renfrewshire due to the advanced stage the Planning Authority is with the preparation of the next Renfrewshire Local Development Plan.
- 4.2 In considering the reasons for the amber ratings, the Planning Authority was marked down for not providing a link to information in relation to processing agreements on the Council's website. Unfortunately, this link was missed in the editing of the final report.
- 4.3 In terms of continuous improvement, an amber marker was given as some of the actions identified by the Planning Authority are on-going. This includes the preparation of the next Renfrewshire Local Development Plan, as well as other actions related to delivering the vacant and derelict land strategy, town centre strategies along with assisting in delivering on the affordable housing targets as set out in the Renfrewshire Local Housing Strategy.
- 4.4 Two amber markers were given for the lack of signposting in the Planning Performance Framework Report in relation to how the Planning Authority project managed the preparation of the next Renfrewshire Local Development Plan as well as a link to the section on Developer Contributions in the current adopted Renfrewshire Local Development Plan. This information will be clearly highlighted in this year's Planning Performance Framework Report.

5. Next Steps

- 5.1 Renfrewshire Council's Planning Performance Framework 2018 – 2019 to be reported to the Board in August 2019.

Implications of the Report

1. **Financial** - None
2. **HR & Organisational Development** - None
3. **Community/Council Planning** – None.
4. **Legal** - None

5. **Property/Assets** - None

6. **Information Technology** - None

7. **Equality & Human Rights** - None

- (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.

8. **Health & Safety** - None

9. **Procurement** - None

10. **Risk** - None

11. **Privacy Impact** - None

12. **Cosla Policy Position** - None

Author: The contact officer within the service is Sharon Marklow, Strategy and Place Manager, 0141 618 7835, email: sharon.marklow@renfrewshire.gov.uk

Attachment: Appendix 1 - Feedback Report from the Scottish Government on Renfrewshire Planning Performance 2017 – 2018.

FC/SM
28 February 2019

T: 0300 244 4000
E: scottish.ministers@gov.scot

Ms Sandra Black
Chief Executive
Renfrewshire Council
10 January 2019

Dear Ms Black

PLANNING PERFORMANCE FRAMEWORK FEEDBACK 2017/18

I am pleased to enclose feedback on your authority's 7th PPF Report for the period April 2017 to March 2018. Considerable progress has been made since the introduction of the Planning Performance Framework and key markers, although performance still remains variable over some authorities and markers.

As you may be aware, the Planning Bill has recently passed through the second stage of parliamentary consideration, during which the Local Government and Communities Committee voted to remove the proposed provisions on planning performance, provisions to make training for elected members mandatory, and the existing penalty clause provisions. We expect Stage 3 of the bill process to begin in the new year.

Whatever the outcome of the Planning Bill, I believe now is the time to look again at how we measure the performance of the planning system. The High Level Group on Planning Performance recently met to discuss performance measurement and other improvements. I very much hope that we can continue to support ongoing improvements in our planning service and further demonstrate the value which the planning system can add to people's lives. Ministers see an important connection between performance and fees and I am aware that any proposals to increase fees will raise applicants' expectations of an efficient and effective service.

We need to be able to measure performance to provide that crucial evidence to support any increases in fees, to help ensure that authorities are appropriately resourced to deliver on our ambitions. With this in mind, we will continue to liaise with COSLA, SOLACE and Heads of Planning Scotland on matters of the Bill's implementation and planning performance measures going forward.

If you would like to discuss any of the markings awarded below, please email chief.planner@gov.scot and a member of the team will be happy to discuss these with you.

Kind Regards



KEVIN STEWART

CC: Fraser Carlin, Head of Planning

PERFORMANCE MARKERS REPORT 2017-18

Name of planning authority: **Renfrewshire Council**

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]	Green	<p>Major Applications Your timescales of 18.6 weeks are faster than the previous year and are faster than the Scottish average of 33.6 weeks. RAG = Green</p> <p>Local (Non-Householder) Applications Your timescales of 10 weeks are slower than the previous year but are faster than the Scottish average of 10.7 weeks. RAG = Amber</p> <p>Householder Applications Your timescales of 7.6 weeks are the same as the previous year and is slower than the Scottish average of 7.3 weeks. However, this is within the statutory timescale of 8 weeks. RAG = Green</p> <p>Overall RAG = Green</p>
2	Processing agreements: <ul style="list-style-type: none"> offer to all prospective applicants for major development planning applications; and availability publicised on website 	Amber	<p>You encourage processing agreements to applications for all major developments. Although the number of processing agreements dropped, applicants have responded with positive feedback over the process. RAG = Green</p> <p>It is not clear from your report whether processing agreements are advertised on your website. A link should be included in future reports. RAG = Amber</p> <p>Overall RAG = Amber</p>
3	Early collaboration with applicants and consultees <ul style="list-style-type: none"> availability and promotion of pre-application discussions for all prospective applications; and clear and proportionate requests for supporting information 	Green	<p>You provide a pre-application advice for staff engaging with prospective applicants. The percentage of applications subject to pre-application advice has remained consistent at 31% and you have committed to improving the system in the next reporting year. RAG = Green</p> <p>The report notes advice is provided on supporting information for applications, the stated aim of this is to ensure applicants are aware of application requirements as early as possible. RAG = Green</p> <p>Overall RAG = Green</p>

4	Legal agreements: 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	You did not process any applications with a legal agreement this reporting year but it is clear that you are committed to doing so where appropriate.
5	Enforcement charter updated / re-published within last 2 years	Green	Your enforcement charter was 8 months old at the end of the reporting year.
6	Continuous improvement: <ul style="list-style-type: none"> progress/improvement in relation to PPF National Headline Indicators; and progress ambitious and relevant service improvement commitments identified through PPF report 	Amber	<p>Your LDP and enforcement charter are up to date. Clear timescales exist for adopting the next LDP. However, your local decision making timescales are slower than last years but overall, your decision making timescales are faster and you have made progress on your stalled sites figures. RAG = Green</p> <p>You have completed 1 out of 7 of your improvement commitments with the remaining on-going, to be continued over the next reporting year. Elsewhere, you have identified a range of tangible improvement commitments for the coming year. RAG = Red</p> <p>Overall RAG = Amber</p>
7	Local development plan less than 5 years since adoption	Green	Your LDP was 3 years 7 months of at the end of the reporting year.
8	Development plan scheme – next LDP: <ul style="list-style-type: none"> on course for adoption within 5 years of current plan(s) adoption; and project planned and expected to be delivered to planned timescale 	Amber	<p>Your report notes that the next LDP is on course for adoption within 5 years of the current plan's adoption RAG = Green</p> <p>It is noted that consultation is planned for Autumn 2018 but no information is provided on how the plan is being project managed, or the impact that the delay notes in your report will have on timescales for adoption. It is not made clear how you will mitigate for this delay over the coming LDP cycle. RAG = Amber</p> <p>Overall RAG = Amber</p>
9	Elected members engaged early (pre-MIR) in development plan preparation – <i>if plan has been at pre-MIR stage during reporting year</i>	N/A	
10	Cross sector stakeholders* engaged early (pre-MIR) in development plan preparation – <i>if plan has been at pre-MIR stage during reporting year</i> <i>*including industry, agencies and Scottish Government</i>	N/A	
11	Regular and proportionate policy advice produced on information required to support applications.	Green	A case study in your report notes the preparation and publication of the Renfrewshire Vacant and Derelict Land Strategy, highlighting that the policy was developed through consultation. This indicates a commitment to ensuring policy information is kept proportionate to the needs of stakeholders.
12	Corporate working across services to improve outputs and services for customer benefit (for	Green	You have provided evidence of a joined-up approach being taken across the authority, from action taken following integration of services in 2016 to the joined-up approach

	example: protocols; joined-up services; single contact arrangements; joint pre-application advice)		taken to economic development. With this and the introduction of a customer service charter this year, there is clear evidence of the service working to improve customer outcomes.
13	Sharing good practice, skills and knowledge between authorities	Green	You have provided a number of examples outlining the collaborative approach taken to deliver pilot SPZs, City Deal investment and development of the Clydeplan SDP. Reference is also made to continuous improvement, and engagement with HOPS and SOLACE.
14	Stalled sites / legacy cases: conclusion or withdrawal of old planning applications and reducing number of live applications more than one year old	Green	You did not clear any cases during the reporting year, with 3 cases still awaiting conclusion. Based on this and last year's figures, only no cases reached legacy status during the reporting year. Your report notes recent progress and anticipated resolution of outstanding issues in the near future.
15	Developer contributions: clear and proportionate expectations <ul style="list-style-type: none"> • set out in development plan (and/or emerging plan); and • in pre-application discussions 	Amber	<p>It is not clear from your report whether expectations for developer contributions are set out in your development plan, guidance documents, or in the emerging plan. RAG = Amber</p> <p>It is not clear from your report whether developer contributions are set out in pre-application discussions. Reference is made to developer contributions in the context of infrastructure and the City Deal where it is noted that early and pre-application advice was given. However, it is unclear whether this is standard to all developments or not. RAG = Amber</p> <p>Overall RAG = Amber</p>

RENFREWSHIRE COUNCIL
Performance against Key Markers

Marker		2012-13	2013-14	2014-15	2015-16	2016-17	2017-18
1	Decision making timescales						G
2	Processing agreements						A
3	Early collaboration						G
4	Legal agreements						G
5	Enforcement charter						G
6	Continuous improvement						A
7	Local development plan						G
8	Development plan scheme						A
9	Elected members engaged early (pre-MIR)	N/A	N/A				N/A
10	Stakeholders engaged early (pre-MIR)	N/A	N/A				N/A
11	Regular and proportionate advice to support applications						G
12	Corporate working across services						G
13	Sharing good practice, skills and knowledge						G
14	Stalled sites/legacy cases						G
15	Developer contributions						A

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

2012-13	6	5	2
2013-14	1	9	3
2014-15	0	2	13
2015-16	0	3	12
2016-17	0	6	9
2017-18	0	4	9

Decision Making Timescales (weeks)

	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2017-18 Scottish Average
Major Development	36.6	12.0	10.1	13.1	20.0	18.6	33.6
Local (Non-Householder) Development	11.2	8.7	8.3	9.4	9.8	10	10.7
Householder Development	7.8	6.9	7.2	7.9	7.6	7.6	7.3