

To: Communities, Housing and Planning Policy Board

On: 13 March 2018

Report by: Director of Development and Housing Services

Heading: Renfrewshire Planning Performance Framework 2016 - 2017

1. Summary

- 1.1 This report seeks to inform the Board of the Feedback Report from the Minister for Local Government and Housing in relation to Renfrewshire's Planning Performance Framework 2016-2017 as set out in Appendix 1.
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2. Recommendations

- 2.1 It is recommended that the Board:-
- (i) Notes the Feedback Report for Renfrewshire's Planning Performance Framework 2016 – 2017.
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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 the 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 2016/17

- 4.1 Overall the Feedback Report for Renfrewshire is positive with 9 out of the 15 performance markers indicating green, 6 amber ratings and no red ratings.
- 4.2 However it is considered that in relation to the following Performance Markers, identified as an Amber rating, Renfrewshire Council's Planning Performance Framework 2016 - 2017 had set out in detail and provided a range of examples to evidence:
- Early collaboration;
 - Continuous improvement;
 - Development Plan Scheme – managing the replacement of the Renfrewshire Local Development Plan;
 - Regular and proportionate policy advice;
 - Stalled sites / legacy cases.
- 4.3 It is therefore considered that the RAG rating provided by the Scottish Government should be reviewed and a request suggesting this has been submitted to the Scottish Government for consideration.

Implications of the Report

1. **Financial** - None
2. **HR & Organisational Development** - None.
3. **Community Planning** – None.
4. **Legal** - None
5. **Property/Assets** – None
6. **Information Technology** - None
7. **Equality & Human Rights** –
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
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List of Background Papers – Feedback Report from the Scottish Government on Renfrewshire Planning Performance 2016 – 2017.

20 February 2018

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Minister for Local Government and Housing
Kevin Stewart MSP



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Ms Sandra Black
Chief Executive
Renfrewshire Council

21 December 2017

Dear Ms Black

PLANNING PERFORMANCE FRAMEWORK FEEDBACK 2016/17

Please find attached feedback on your planning performance framework report for the period April 2016 to March 2017.

You will be aware that we recently introduced the Planning Bill to the Scottish Parliament. The Bill aims to support effective performance across a range of planning functions. It includes specific provisions to strengthen and improve performance monitoring; to appoint a national performance co-ordinator to provide advice and recommendations; and powers to conduct assessments and if necessary require improvements to be made. This structured approach is essential to improving the reputation of the system across the country. It aims to provide better support to authorities, whilst recognising that other factors and stakeholders, impact on your performance.

I appreciate that resourcing is a critical issue for you, and the Bill includes provisions for discretionary charging to allow greater local flexibility. Following the Bill, we will consult on revising the fee regime to better reflect the developments which are being brought forward.

We will continue to liaise with COSLA, SOLACE and Heads of Planning Scotland as the Bill progresses through the Parliamentary process. I would like to take this opportunity to encourage you all to actively engage - this is a fantastic opportunity to make our system work better to enable planners to deliver the high-quality development our communities need, and it is important that voices from all viewpoints are heard. You can monitor the progress of the Bill on the Parliament website at: www.parliament.scot/parliamentarybusiness/Bills/106768.aspx

Kind Regards

KEVIN STEWART

CC: Fraser Carlin, Head of Planning

PERFORMANCE MARKERS REPORT 2016/17

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]	Amber	<p>Major Applications Your timescales of 20 weeks are slower than the previous year but are significantly faster than the Scottish average of 37.1 weeks. RAG = Amber</p> <p>Local Non-Householder Applications Your timescales of 9.8 weeks are slightly slower than the previous year but are faster than the Scottish average of 11.1 weeks. RAG = Amber</p> <p>Householder Applications Your timescales of 7.6 weeks are slightly slower than the previous year and are slightly slower than the Scottish average of 7.3 weeks. RAG = Red</p> <p>Overall RAG = Amber</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 	Green	<p>You enter into processing agreements for both major and complex local developments. There has been an increase in take up during the reporting year and you have received positive feedback on their use from applicants. RAG = Green</p> <p>You advertise processing agreements on your website. Please provide links in your future reports. RAG = Green</p> <p>Overall RAG = Green</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 	Amber	<p>You have provided some good examples of the pre-application discussions you have held for instance with regards to sites identified for your affordable housing programme and city deal. You ensure a range of officers attend to provide relevant advice and this is delivered at no cost to the developer.</p> <p>RAG = Green</p> <p>It is not clear how you ensure requests for supporting information are clear or proportionate.</p> <p>RAG = Red</p> <p>Overall RAG = Amber</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 processed one application (major) with a legal agreement and timescale was 31.9 weeks. This is slower than last year's figure but faster than the Scottish average.
5	Enforcement charter updated / re-published within last 2 years	Green	Your enforcement charter was 20 months old at the time of reporting.
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>You have an up-to-date LDP and enforcement charter. Timescales for householder applications are slower however, there have been increases in major and non-householder applications.</p> <p>RAG = Amber</p> <p>You have identified 7 commitments to take forward this year however you have failed to outline progress made against the commitments you made last year.</p> <p>RAG = Amber</p> <p>Overall RAG = Amber</p>
7	Local development plan less than 5 years since adoption	Green	Your LDP was 2 years 7 months of at the time of reporting.
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 LDP remains on course to be replaced within the required 5 year timescale.</p> <p>RAG = Green</p> <p>It is not clear how you are managing the replacement of your LDP other than through the use of your Development Plan Scheme.</p> <p>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>	Green	You have provided training to newly elected members on development planning and undertaken a range of engagement activities to seek their views on issues to be included in the main issues report.
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>	Green	You have provided good examples of how you have engaged a wide range of stakeholders in the preparation of your main issues report. This has included working with community planning and other council services including housing to identify priorities for inclusion in your MIR.

11	Regular and proportionate policy advice produced on information required to support applications.	Amber	Your case studies demonstrate how guidance has been used to inform applications. You have not outlined what guidance you have in place.
12	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)	Green	You provide a one stop shop for the development process as well as co-ordinating staff resources across different council services to assist in progressing applications. The recent alignment with housing seems to be resulting in improved outcomes as well.
13	Sharing good practice, skills and knowledge between authorities	Green	You have been working with the Scottish Government to pilot SPZs and have been sharing your experience with other authorities who are considering developing their own schemes. You also participate in a range of HoPS and RTPI events and to undertake benchmarking with other authorities.
14	Stalled sites / legacy cases: conclusion or withdrawal of old planning applications and reducing number of live applications more than one year old	Amber	You have 3 legacy cases remaining which are the same ones as last year, however, we note that you continue to monitor cases at monthly meetings to ensure progress is made and that cases don't reach legacy status.
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 	Green	<p>Emerging policy in the Renfrewshire Local Development Plan Main Issues report includes developer contributions. RAG = Green</p> <p>It is clear that in pre-application meetings any requirements for developer contributions are made. RAG = Green</p> <p>Overall RAG = Green</p>

RENFREWSHIRE COUNCIL
Performance against Key Markers

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

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

Decision Making Timescales (weeks)

	2012-13	2013-14	2014-15	2015-16	2016-17	2016-17 Scottish Average
Major Development	36.6	12.0	10.1	13.1	20.0	37.1
Local (Non-Householder) Development	11.2	8.7	8.3	9.4	9.8	11.1
Householder Development	7.8	6.9	7.2	7.9	7.6	7.3