



To: Planning and Property Policy Board

On: 12 May 2015

Report by: Director of Development and Housing Services

Heading: Planning Applications Quarterly Performance – Q3 & Q4 2014-15

1. Summary

- 1.1 This report sets the performance of the Development management functions in relation to planning applications and related matters for the third and fourth quarters of 2014-15.
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2. Recommendations

- 2.1 That the Board notes the performance statistics for the Development Management function for quarters October – December 2014 and January – March 2015 as indicated in Annexe 1 and Annexe 2 to this report.
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3. Background

- 3.1 All planning authorities are required to report on their performance on planning applications and related matters to the Scottish Government.
- 3.2 Analysis of the performance data demonstrates Renfrewshire Council's continuing strong performance by improving the average processing timescales of planning applications

- 3.3 The performance data shows that the rate of approval for the third quarter of 2014 -2015 shows a consistent rate of approval against the Scottish Average. Q3 remains high at 98.8% compared favourably with the Scottish Average of 93.1%. Similarly, Renfrewshire scores well in terms of delegated decision making, returning a figure of 98.3% compared to 94% for Scotland.
- 3.4 Renfrewshire's quarter four 2014-2015 again shows a consistent rate of approval of 98.7% and 99.3% for delegated decision making.
- 3.5 In almost all application categories, the average time taken to process applications compares favourably with the Scottish Average (with Renfrewshire achieving in a number of instances a substantially shorter average time). As an example, it is noted that for Renfrewshire in Quarter 3, it took an average processing time of 11.4 weeks to decide 'Housing Developments Local' whereas for Scotland as a whole, the average processing time was 13.9 weeks. Renfrewshire's quarter four figures for this category improved significantly on quarter three to 7.3 weeks. .
- 3.6 The 'Householder Developments' average processing time of 7.1 weeks in Q3 2014-15 also remains a shorter average time compared to the Q3 Scottish average of 7.6 weeks and the 2013-14 Scotland average of 7.7 weeks. Renfrewshire's quarter four for this category returns a consistent figure of 7.1 weeks.
- 3.7 The average processing time for 'Business & Industry Local' increased from 8.7 weeks in Q2 to 12.5 weeks in Q3 below the Scotland Average of 10.5 weeks; this was affected by the consideration of three of the nine applications decided. Renfrewshire's quarter 4 figure for this category improved significantly on quarter 3 to 6.8 weeks.
- 3.8 Members will note from a report submitted to the Planning and Property Board on 13 May 2014 that a protocol has been introduced to encourage Processing Agreements for all 'Major' applications with an advisory note included with each decision letter on Proposal of Application Notices. This protocol is now being used for more substantial 'local' applications which encourages discussion with developers/applicants

- 3.9 In summary, quarter 3 and quarter 4 continues to show a consistent improvement in the average processing time compared to previous quarters and the Scottish Average with Renfrewshire. Regular updates will be brought to the board including the full year 2014-15 returns for Renfrewshire and Scotland as a whole.
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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; this report is for noting only. 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.
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List of Background Papers

- (a) Background Paper 1 – Renfrewshire's Quarter 3 data and summary analysis from the Scottish Government and Renfrewshire's Quarter 4 data.

The foregoing background papers will be retained within Development and Housing Services for inspection by the public for the prescribed period of four years from the date of the meeting. The contact officer within the service is David Bryce, 0141 618 7892, david.bryce@renfrewshire.gov.uk

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Renfrewshire 2014/15 - Quarter 3 (1 October 2014 - 31 December 2014)			Scotland 2014/15 - Quarter 3	Renfrewshire 2014/15 - Quarter 2	Renfrewshire 2014/15 - Quarter 1
Total Number of Planning Applications	176				
Approved and Delegated					
Percentage Approved	98.8%		93.1%		
Percentage Delegated	98.3%		94.0%		
	Total Number of Decisions	Average Time (Weeks)	Average Time (Weeks)	Average Time (Weeks)	Average Time (Weeks)
All Major Developments	0	-	44.5	12.6	6.0
Without Legal Agreement	0	-		-	6.0
With Legal Agreement	0	-		-	-
All Local Developments	131	8.1	10.2	7.8	7.4
Without Legal Agreement	131	8.1		7.8	7.4
With Legal Agreement	0	-		-	-
EIA Developments	0	-	36.3	-	-
Other Consents	40	8.2	9.5	8.8	6.5
Local Developments (Non-Householder)	66	9.2	12.2	8.5	7.8
Householder Developments	65	7.1	7.6	7.3	7.1
Housing Developments - Major (>50 houses)	0	-	49.7	16.5	-
Housing Developments - Local (<50 houses)	16	11.4	13.9	9.0	8.5
Business & Industry - Major (>2 hectares)	0	-	44.6	-	-
Business & Industry - Local (<2 hectares)	9	12.5	10.5	11.8	8.7
Decision Making: Applications subject to					
Planning/Legal Agreements	0	-	53.0	-	-
Local Reviews	2	14.1	14.6	-	11.1
Processing Agreements					
	Total number of decisions				
Major Applications	1				
Local Applications	4				
EIA Developments	0				
Other Applications	0				
Decision Making: Local Reviews and Appeals					
	Total number of decisions				
Local Reviews	2				
Appeals to Scottish Ministers	0				
Enforcement Activity					
	Number				
Cases Taken Up	11				
Notices Served	3				
Reports to Procurator Fiscal	0				
Prosecutions	0				

Renfrewshire 2014/15 - Quarter 4 (1 January 2015 - 31 March 2015)		
Total Number of Planning Applications	160	
Approved and Delegated		
Percentage Approved	98.7%	
Percentage Delegated	99.3%	
	Total Number of Decisions	Average Time (Weeks)
All Major Developments	1	12.0
Without Legal Agreement	1	
With Legal Agreement	0	
All Local Developments	118	7.5
Without Legal Agreement	118	7.5
With Legal Agreement	-	-
EIA Developments	0	-
Other Consents	41	8.1
Local Developments (Non-Householder)	57	7.9
Householder Developments	62	7.1
Housing Developments - Major (>50 houses)	0	-
Housing Developments - Local (<50 houses)	13	7.3
Business & Industry - Major (>2 hectares)	1	12.0
Business & Industry - Local (<2 hectares)	8	6.8
Decision Making: Applications subject to		
Planning/Legal Agreements	0	
Local Reviews	0	
Processsing Agreements		
	Total number of decisions	
Major Applications	0	
Local Applications	1	
EIA Developments	0	
Other Applications	0	
Decision Making: Local Reviews and Appeals		
	Total number of decisions	
Local Reviews	0	
Appeals to Scottish Ministers	0	
Enforcement Activity		
	Number	
Cases Taken Up	10	
Notices Served	2	
Reports to Procurator Fiscal	0	
Prosecutions	0	