

The Highland Council

Isle of Skye & Raasay Area Committee

27 February 2017

Agenda Item	10
Report No	SR-7-17

Planning Performance Review Skye & Lochalsh

Report by Director of Development and Infrastructure

Summary

This report advises Members on the performance of the Development Management (Planning Applications) service for the Skye & Lochalsh area. Members are asked to note the performance figures set out in the paper.

1. Introduction

- 1.1 This report sets out the performance of the Development Management team in dealing with planning applications across the Skye and Lochalsh area.

2. Performance

- 2.1 The figures set out in **Appendix 1** show that 70.7% of all local planning applications within Skye & Lochalsh were determined within 2 months, which compares well with the service delivery target of 70%. The performance remains good given the wider changes affecting the service as a whole over the course of this financial year. The figures for 2016/17 to date are slightly better overall than the figures for 2015/16. Within the Skye & Lochalsh area for the 2016/17 period to date, 99% of applications have been granted planning permission. There has been 1 delegated refusal of planning permission. The North Planning Applications Committee has refused two planning applications (for the same site at Plockton).
- 2.2 The figures set out in **Appendix 2** show the performance data for Highland as a whole for comparison purposes. As can be seen the performance in the Skye & Lochalsh area is slightly ahead that of the Council area as a whole in terms of time taken to deal with all local planning applications.
- 2.3 One area of operation that has been highlighted for improvement is that of the pre-application advice service – the focus has been on the determination of planning applications, so efforts are being made to ensure a more timeous response to pre-application requests.
- 2.4 On 25 November 2016, the Council received feedback from Scottish Government on performance against the key markers of good performance for the period 2015/16. It is pleasing to note that the Service as a whole received a

positive report with thirteen markers scored green, two marked amber and none marked red. A copy of the letter and scorecard is attached as **Appendix 3** for information.

- 2.5 Work continues to improve our processes and procedures and a number of projects are being moved forward which will help deliver efficiencies. As an example all planning officers have been issued with tablets to reduce paper use (and associated printing costs) and assist with site visits. Given the ePlanning and eBuilding Standards systems we have in place it is now much easier to move work around during busy times and the Service is working hard to utilise technology to help as best we can.
- 2.6 Over the last 12 months the office has experienced an increase in overall workload. This is related to an increase in applications for the provision of improved emergency network coverage and non householder developments linked to the revised operational role of the Team Leader having oversight for aquaculture for the Highland area. A number of major applications remain undetermined to date but have taken up significant officer time in dealing with the issues.

3. Implications

- 3.1 There are no direct resource, legal, equality, climate change/Carbon Clever, rural, or Gaelic implications arising from this report.

Recommendation

That the Committee:

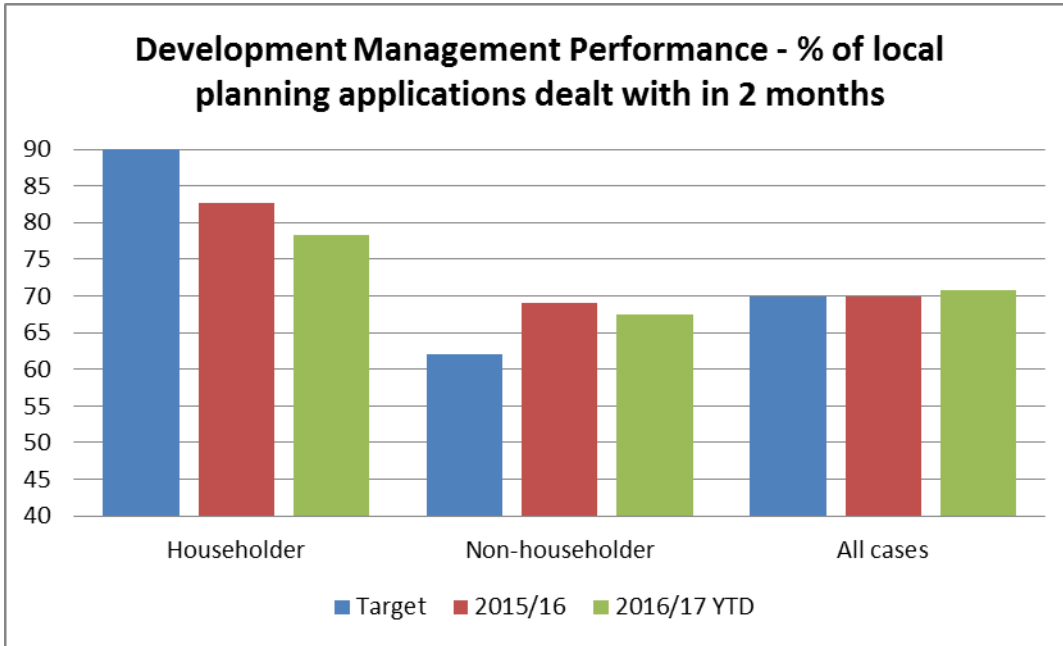
- comments and otherwise notes the performance update for the Development Management Service .

Designation: Director of Development and Infrastructure
Author: Malcolm Macleod, Head of Planning and Environment (Ext: 2506)
Date: 15 February 2017

Appendix 1 Performance Statistics – Skye and Lochalsh 2016/17 Year to Date

Planning Applications			
	Total Number of Decisions	% within timescales*	Average Time (Weeks)
All Major Developments	0	n/a	n/a
All Local Developments	239		10.02
Local: less than 2 months	169	70.71	
Local: more than 2 months	70	29.29	
Local developments (non-householder)	175		10.62
Local: less than 2 months	118	67.43	
Local: more than 2 months	57	32.57	
Local developments (householder)	37		7.70
Local: less than 2 months	29	78.38	
Local: more than 2 months	8	21.62	
Other Consents	27		10.55
Other : Less than 2 months	12	44.44	
Pre-Application Advice			
Major Packs within 4 weeks	100%		
Local Packs within 6 weeks	46.3%		

* 4 months for major developments and 2 months for local developments and other consents



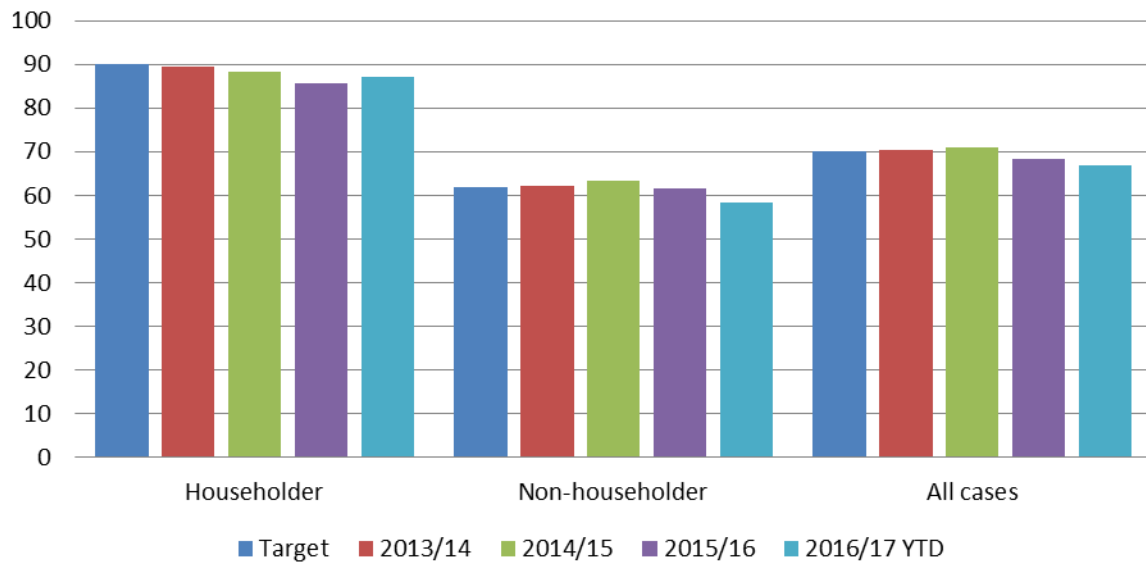
Graph: Skye & Lochalsh Performance 2015/16 and 2016/17 (Year to date)

Appendix 2 Performance Statistics – Highland 2016/17 Year to Date (15 Feb 2017)

Planning Applications			
	Total Number of Decisions	% within timescales*	Average Time (Weeks)
All Major Developments	16	3	30.4
All Local Developments	2225		11.3
Local: less than 2 months	1454	65.35	
Local: more than 2 months	771	34.65	
Local developments (non-householder)	1340		12.6
Local: less than 2 months	775	57.84	
Local: more than 2 months	565	42.16	
Local developments (householder)	560		7.6
Local: less than 2 months	478	85.36	
Local: more than 2 months	82	14.64	
Other Consents	309		9.6
Other : Less than 2 months	198	64.08	
Pre-Application Advice			
Major Packs within 4 weeks	100%		
Local Packs within 6 weeks	63%		

* 4 months for major developments and 2 months for local developments and other consents

Development Management Performance - % of local planning applications dealt with in 2 months



Graph - Highland



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Mr Steve Barron
Chief Executive
Highland Council

25 November 2016

Dear Mr Barron

PLANNING PERFORMANCE FRAMEWORK 2015-16

Thank you for submitting your authority's annual Planning Performance Framework (PPF) report covering the period April 2015 to March 2016. Please find enclosed your feedback report, which is based on the evidence provided within your PPF.

I am very pleased that the quality of PPF reporting has again improved with many authorities setting out a very clear story of how the service is operating and detailing their priority actions for improvement. There have been general improvements across most of the categories however, there still remains high levels of inconsistency in planning authority decision making timescales across the country. This was also reflected through the recent publication of the statistics for the first quarter of 2016-17 which shows that certain authorities, and certain cases, are dragging the statistics down considerably. I asked officials to look into the reasons for delay in some of the lengthiest cases and will report on that to the High Level Group on Performance.

Planning performance improvement has come a long way in recent years and the PPF framework provides an excellent opportunity for authorities to set out the details behind their performance and showcase good practice and innovative ideas. I hope we can continue to work positively with authorities to improve monitoring processes and continue our collective commitment to improving services.

This is an exciting time for planning – the momentum of the independent planning review is continuing and we will be publishing a consultation outlining options for change in the winter, to inform the future Planning Bill. The consultation will cover a variety of options to enhance community involvement in planning; help deliver homes and infrastructure; simplify development planning and management processes; and focus on improving the service and reputation of planning. It is a challenging timetable but a fantastic opportunity to deliver real change.



Although there are some things that we need legislation to change, many of the panel's recommendations don't need legislation, they need a change in working practices, a recognition that planning creates the places where people work, live, learn and play. To achieve the outcomes we all want to see, authorities need to reposition planning to ensure that it sits at the very heart of the authority and has the resources available to it to make sure it provides the best service possible to developers, stakeholders and the authority in which it sits. To help achieve this we will shortly be launching a consultation on raising the planning fee maximum in an effort to move towards cost recovery. Following the planning bill we will consult further on potential reform of the fee regime.

I hope that you and your authority will actively participate as we progress, ensuring that we see real change throughout the planning community.

KEVIN STEWART

CC: Malcolm MacLeod, Head of Planning and Building Standards

PERFORMANCE MARKERS REPORT 2015-16

Name of planning authority: **Highland 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 At 20.6 weeks you were over 4 weeks quicker than 2014/15 and remain better than the average of 38.8 weeks. RAG = Green</p> <p>Local Non-Householder You have continued to reduce your decision making timescales from 12.3 weeks to 11.9 weeks, quicker than the national average of 12.3 weeks. RAG = Green</p> <p>Householder applications A slight increase to 7.3 weeks from 7.1 weeks in decision making means timescales have increased but you are still quicker than the national average and within the statutory timescale. RAG = Amber</p> <p>TOTAL RAG = Green</p>
2	<p>Processing agreements:</p> <ul style="list-style-type: none"> offer to all prospective applicants for major development planning applications; and availability publicised on website 	Green	<p>There has been a slight drop in the number of processing agreements which have been entered into. Agreements are offered to all prospective applicants for major developments and they are used for more complex local applications. RAG = Green</p> <p>Information relating to processing agreements is provided on your website. RAG = Green</p>
3	<p>Early collaboration with applicants and consultees</p> <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>17% of applications are subject to formal pre-application discussions. You have demonstrated your commitment to entering into pre-app discussions and the benefit these have to ensure the efficient processing of an application. RAG = Green</p> <p>You provide pre-application packs to all prospective applicants which contain information about what supporting information is required. You also hold monthly meetings to discuss prospective applications and the information required to support them. RAG = Green</p>

4	<p>Legal agreements: conclude (or reconsider) applications after resolving to grant permission</p> <ul style="list-style-type: none"> reducing number of live applications more than 6 months after resolution to grant (from last reporting period) 	Green	You have monitored all legal agreements throughout the year to ensure they do not become drawn out. This monitoring has also helped to identify improvement actions for the year ahead.
5	Enforcement charter updated / re-published within last 2 years	Green	Your enforcement charter is 13 months old.
6	<p>Continuous improvement:</p> <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 	Green	<p>Most of your NHIs are moving in the right direction with reductions in timescales for major and non-householder developments although there has been a slight increase in the time taken to decide householder applications. Your LDP and enforcement charter are up to date and you have a good record with regards to pre-application discussions and processing agreements.</p> <p>RAG = Green</p> <p>You have made progress with all your commitments with 2 reaching completion during the reporting period with those incomplete carried over to next year. You have also committed to a good range of improvements for the year ahead.</p> <p>RAG = Green</p>
7	Local development plan less than 5 years since adoption	Green	<p>Your LDP was adopted in 2012 and is 4 years old.</p> <p>We note you have a number of other area specific plans some of which are more than 5 years old.</p>
8	<p>Development plan scheme – next LDP:</p> <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>You have stated that there has been a delay to replacing your LDP due to a change in staffing structures and placing priority on replacing two remaining area LDPs.</p> <p>RAG = Amber</p> <p>You do have a project plan in place however due to the change in priorities this will now need to be updated along with your DPS.</p> <p>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 outlined how you ensure elected members are engaged effectively in the preparation of Main Issues Reports through the use of fortnightly meetings which are used to update members and provide them with a chance to inform the content of the MIR.
10	<p>Cross sector stakeholders* engaged early (pre-MIR) in development plan preparation – <i>if plan has been at pre-MIR stage during reporting year</i></p> <p><i>*including industry, agencies and Scottish Government</i></p>	Green	You take a similar approach to involving stakeholders in the preparation of your LDP MIRs and ensuring that links with community planning are maintained.

11	Regular and proportionate policy advice produced on information required to support applications	Green	You have a range of supplementary guidance in place which sets out clearly what is required to support applications in specific circumstances. This guidance is also supported by the town centre masterplans you have produced.
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 engage a range of services within your pre-application discussions and will be further integrating the planning and transportation services to provide greater co-ordination with roads construction consent.
13	Sharing good practice, skills and knowledge between authorities	Green	You regularly meet with other Local Authorities and share hosting responsibilities for the North of Scotland Development Plan Forum. One of the roles of the forum is to help identify and deliver tailored training for constituent authorities. You also participate in benchmarking and have representatives on all of HOPS committees.
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 cleared a large number of cases during the year however you have more cases remaining than you did last year. It is noted that these account for less than 5% of all cases dealt with by yourselves and that you are taking a proactive approach to reducing these cases.
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	You have supplementary guidance in place which is regularly reviewed and updated if required. RAG = Green Your pre-application pack outlines your developer contribution policy and this is supplemented by case specific advice. RAG = Green

HIGHLAND COUNCIL
Performance against Key Markers

Marker		2012-13	2013-14	2014-15	2015-16
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	0	4	9
2013-14	1	1	11
2014-15	1	2	12
2015-16	0	2	13

Decision Making Timescales (weeks)

	2012-13	2013-14	2014-15	2015-16	2015-16 Scottish Average
Major Development	29.4	31.6	24.9	20.6	38.8
Local Householder Development (Non-)	15.0	12.2	12.3	11.9	12.3
Householder Development	7.4	7.0	7.1	7.3	7.5