

The Highland Council
Planning, Development and Infrastructure Committee

Agenda Item	7
Report No	PDI/ 45/15

19 AUGUST 2015

PLANNING PERFORMANCE FRAMEWORK AND QUARTER 1 PERFORMANCE REVIEW

Report by Director of Development and Infrastructure

Summary

This report provides Members with an update on the delivery of the Development Management, Building Standards and the Development Plan services for the first Quarter of 2015/2016.

1. Introduction

1.1 Key performance indicator information is reported to committee every Quarter and the outturn figures for the first Quarter of 2015/16 are now available.

2. Planning Performance Framework

2.1 The Planning Performance Framework for last year was submitted to Scottish Government for assessment on 31 July 2015. It is available on the Council website.

3. Development Management

3.1 Performance was sustained during Q1 (see **Appendix 1**). Just under 70% of all local applications were determined within two months. Householder applications were just below target at 89.6% of applications determined within two months.

3.2 The pre-application advice service continues to operate well. Ten proposals took advantage of the Major pre-application advice service during Q1. During this quarter 255 local pre-application packs were prepared.

4. Building Standards

4.1 The total number of building warrant applications received during Q1 was 781; this is 173 (22%) more applications when compared to last quarter, and 27 (3.5%) more than when Q1 last year. The number of building warrant applications determined during Q1 was 730; this is 30 (4%) fewer applications when compared to last quarter, but 56 (8%) more when compared to Q1 last year.

- 4.2 The number of completion certificates accepted during Q4 was 623; this is 6% more when compared to Q4 last year. The value of work submitted for building warrants during Q4 was £30m; this is £62m (60%) less when compared to Q3, and £39m (56%) less than when compared to Q4 last year.
- 4.3 The number of completion certificates accepted during Q1 was 731; this is 108 (15%) more when compared to last quarter, and 91 (12.5%) more than Q1 last year.
- 4.4 Building Warrant fee income for Q1 was £458k; this represents an increase of £37k (8%) when compared with last quarter but a £171k (27%) drop when compared to last year. Last year saw a number of significant applications being submitted which provided the major fee income.
- 4.5 There were 8 applications received in Q1 where the value of the proposed work was in excess of £1m. The type of work proposed was predominantly for the construction of new housing (75% of applications), with one other application for a retail unit, and another for the extension and refurbishment at Raigmore Hospital. The majority (75%) of the work is located within the Inverness area, Alness and Fort William.
- 4.6 Performance in responding to an application for building warrant (KPI1) improved by 8 points on last quarter rising to 83%, and is only 3% down when compared to last year (see **Appendix 2**). The target for KPI1 is 85%. The other KPIs remain consistently high recording an average 95%. These are consistent with last quarter and last year.
- 4.7 The eDevelopment Programme (formerly ePlanning & eBuilding Standards) is now underway. It is pleasing to advise that the Council has been informed by Scottish Government that it will be among the first tranche of Councils to go live (January 2016 for ePlanning and June 2016 for eBuilding Standards). The Project Manager is currently investigating and evaluating mobile devices and systems.

5. Development Plans

- 5.1 The Highland-wide Local Development Plan Main Issues Report has been a major part of the team's workload, and will be considered on this agenda. A Members' Workshop was held in June to provide input to reviewing the plan. The Inner Moray Firth LDP was given approval for adoption by Full Council in June. In May the Caithness and Sutherland Area Committee agreed the next steps for preparing the Proposed LDP for the area (CaSPlan), while work continues on the West Highland and Islands LDP.
- 5.2 The team continued to progress several projects relating to Inverness City Centre including placemaking, streetscape and heritage improvements along Academy Street, and a wayfinding study. In May the Design Review Panel considered options for key regeneration sites to inform future revisions to the City Centre Development Brief which is due to be considered by Area Committee later this year. Elsewhere, the team continued to support the preparation of a community plan for the Isle of Rum Community Trust, and a masterplan for

Aonach Mor for the Forestry Commission. Partnership working with HISEZ was carried out to deliver community workshops in Fort William in April to discuss actions for town centre regeneration as set out in a Draft Town Centre Action Plan.

6. Implications

- 6.1 There are no direct resource, legal, equality, Climate Change/Carbon Clever, Gaelic, rural, or risk implications arising from this report.

Recommendation

Members are asked to note the performance updates for the Development Management, Building Standards and the Development Plans teams.

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Date: 5 August 2015

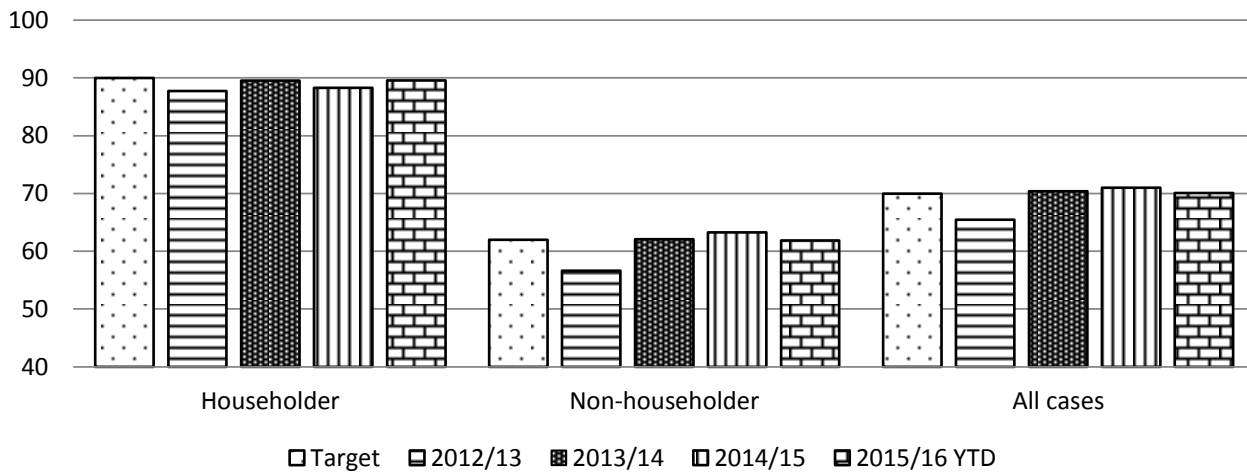
**Appendix 1
Performance Statistics**

**Highland
Quarter 1 2015/16**

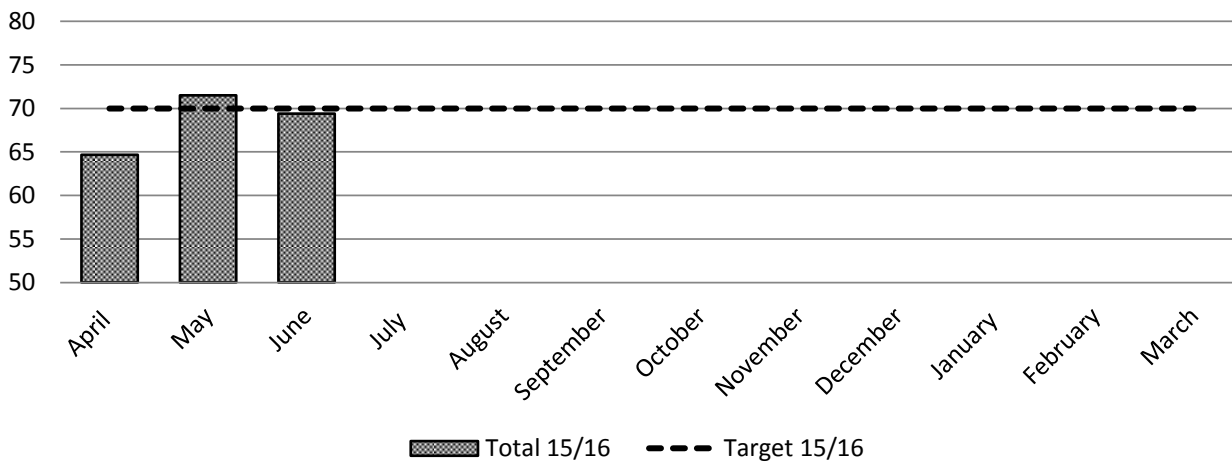
Planning Applications			
Category	Total Number of Decisions	% Within Agreed Timescales	
Processing Agreements	5	60.0%	
Major Applications	5	60.0%	
Local Applications			
EIA developments			
Other Applications			
	Total Number of Decisions	% within timescales*	Average Time (Weeks)
All Major Developments	8	25.0%	48.8
All Local Developments	646		10.4
Local: less than 2 months	453	70.1%	
Local: more than 2 months	193	29.9%	
Local developments (non-householder)	454		12.1
Local: less than 2 months	281	61.9%	
Local: more than 2 months	173	38.1%	
Local developments (householder)	192		6.4
Local: less than 2 months	172	89.6%	
Local: more than 2 months	20	10.4%	
Other Consents	58		9.9
Other : Less than 2 months	39	67.2%	
Enforcement Activity			
	Number		
Cases Taken Up	76		
Notices Served	6		
Reports to Procurator Fiscal	0		
Prosecutions	0		
Pre-Application Advice			
Major Packs within 4 weeks	100.0%		
Local Packs within 6 weeks	76.0%		

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

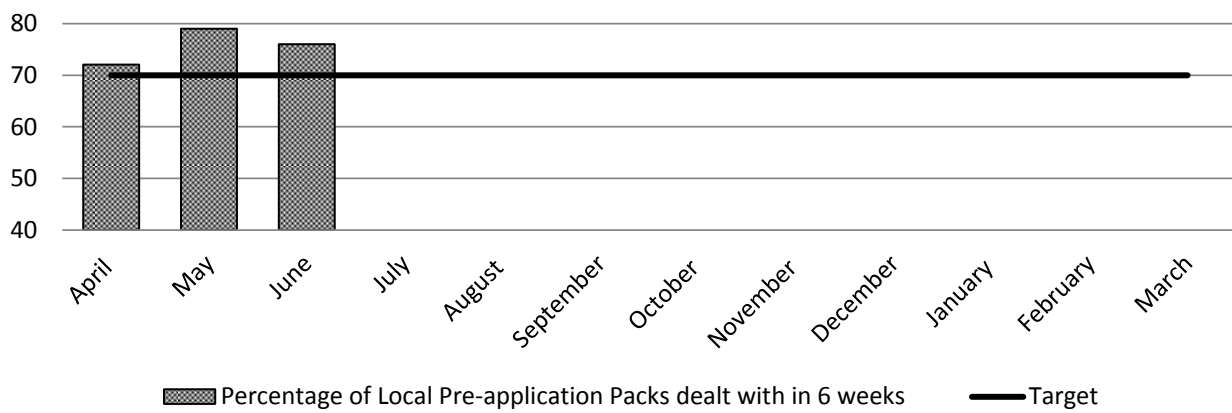
Development Management Performance - % of local planning applications dealt with in 2 months



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

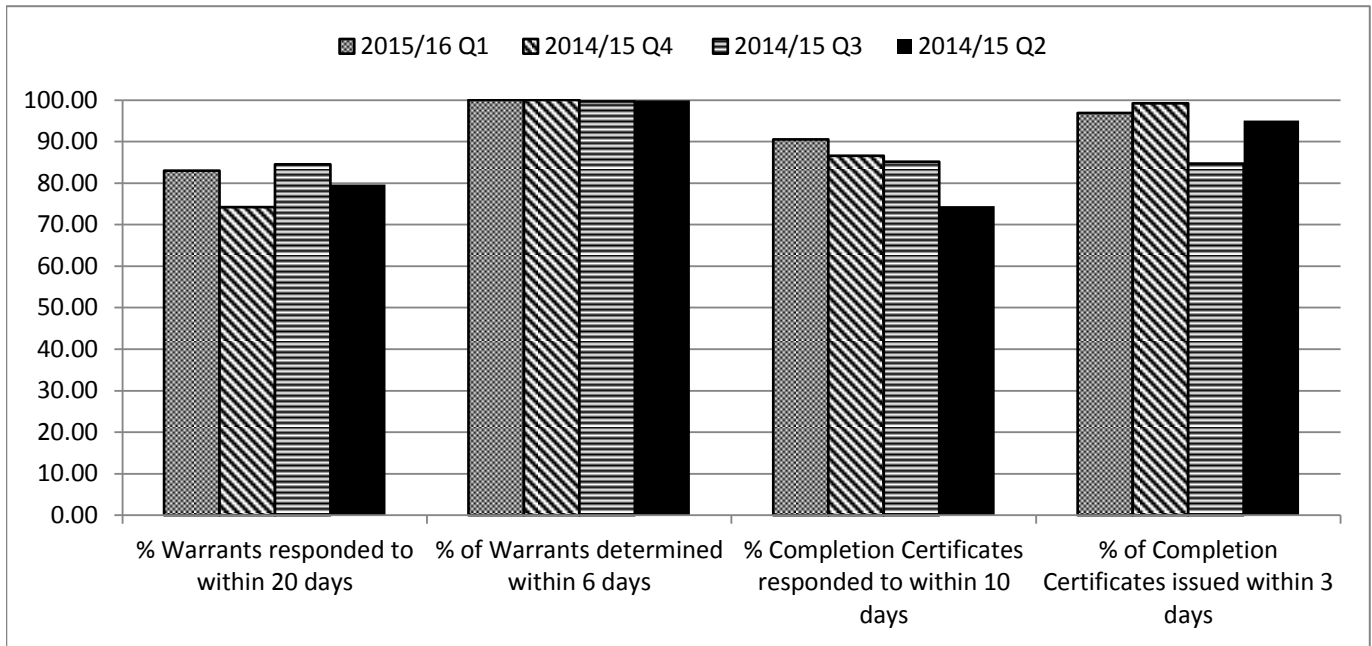


Development Management Performance - Local Pre-application



Appendix 2
Building Standards Performance 2015/16 Quarter 1

	% Warrants responded to within 20 days	% of Warrants determined within 6 days	% Completion Certificates responded to within 10 days	% of Completion Certificates issued within 3 days	Target
2015/16 Q1	83.00	100.00	90.50	96.90	85
2014/15 Q4	74.17	100.00	86.60	99.20	85
2014/15 Q3	84.50	99.70	85.10	84.70	85
2014/15 Q2	79.70	99.90	74.50	95.10	85



Building Standards Volumes and Income (Last 4 Quarters)

	2014/15 Q2	2014/15 Q3	2014/15 Q4	2015/16 Q1
Warrants Decided	759	612	606	730
Compl. Certs	759	738	623	731
Income (£000)	585	392	421	458