

The Highland Council
Planning, Development and Infrastructure Committee
11 May 2016

Agenda Item	7
Report No	PDI 24/16

Planning Performance Framework and Quarter 4 Performance Review

Report by Director of Planning and Development

Summary

This report advises Members on the delivery of the Development Management, Building Standards and the Development Plan services for the last Quarter of 2015/2016.

1. Introduction

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

2. Development Management

- 2.1 Overall, performance dipped slightly during Q4, with 66.9% of all local planning applications being determined within the 2 month period. The pre-application service does however continue to operate well, with the target response times being reached over the period (see **Appendix 1**). Average times continue to compare well with the annual targets, except for major planning applications, which given their complexity tend to take longer. Of the 8 major planning applications determined during the last quarter, only 2 were accompanied by a Processing Agreement, and 1 met the timescale specified within it. This quarter did include a number of major planning applications being determined which were submitted prior to the implementation of our approach to Processing Agreements.

3. Building Standards

- 3.1 Performance for responding to an application for building warrant (KPI1) for Q4 recorded an improvement at 86.7% when compared to last year which recorded 75%. Performance across the other internal KPIs recorded an improvement at 96.5% when compared to last year which recorded 90% (see **Appendix 2**).
- 3.2 The value of work submitted for building warrant during Q4 was £49.5m which is an increase of £22m compared to last year and comparable to Q3 which recorded £50m.
- 3.3 Building Warrant fee income for Q4 was £437,390. This is comparable to Q4 last year but significantly less than Q3 which was artificially high due to a rush of applications submitted to beat changes to the regulations.

- 3.4 The eDevelopment Programme continues to progress on target. The launch for eBuilding Standards is set for 24 Aug 2016. Pilot working is now operating in all area offices with surveyors gaining the opportunity to assess BW applications electronically. Mobile devices will soon be delivered to staff to allow familiarisation with carrying out site inspections with mobile technology.

4. Development Plans

- 4.1 Work has continued on the Highland wide Local Development Plan, the Caithness and Sutherland Local Development Plan and the West Highland and Islands Local Development Plan in accordance with the Development Plan Scheme.
- 4.2 Good progress is also being made on the Inverness City Centre Development Brief work as well as other supplementary guidance documents. As with a lot of other activity, priorities are being re-assessed following recent staffing changes and it is likely that a revised timeline will be prepared for a number of pieces of work over the coming year.

5. Implications

- 5.1 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: 27 April 2016

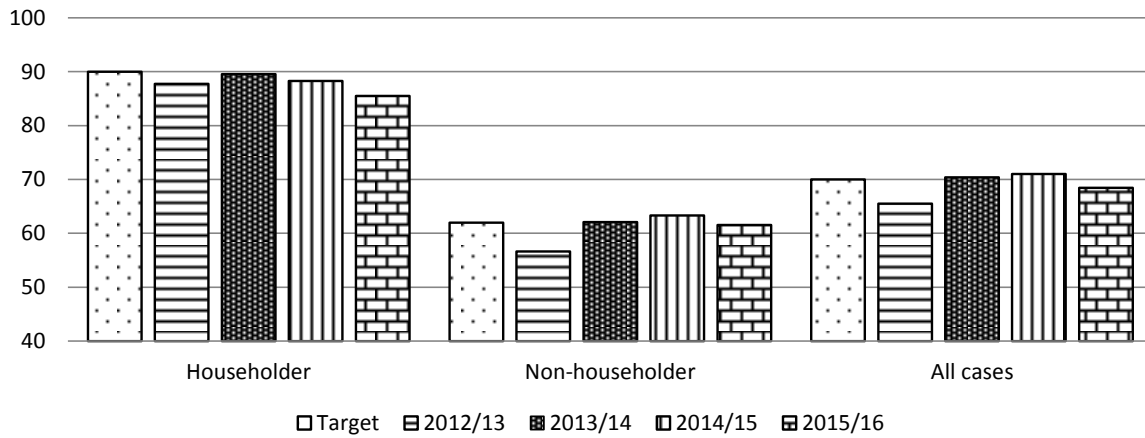
Appendix 1
Performance Statistics

Highland
Quarter 4 2015/16

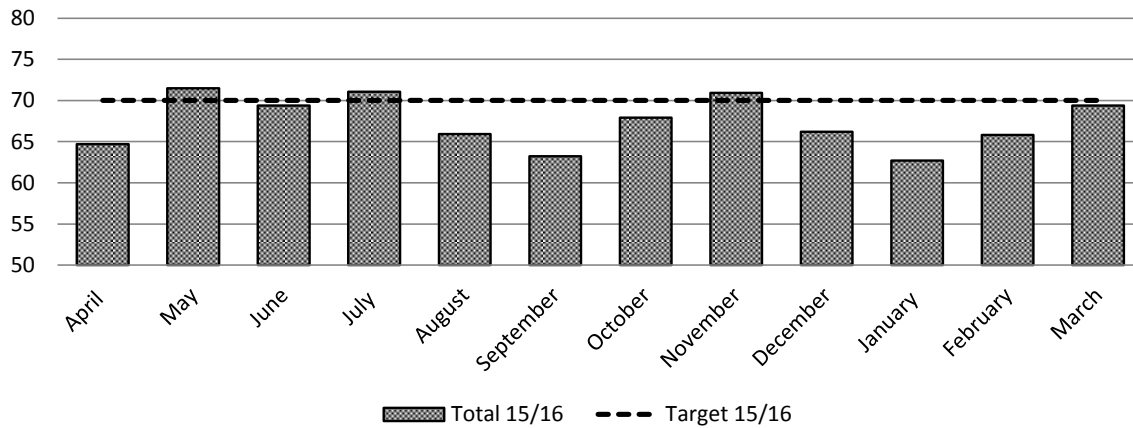
Planning Applications			
Category	Total Number of Decisions	% Within Agreed Timescales	
Processing Agreements	2	50.0%	
Major Applications	2	50.0%	
Local Applications			
EIA developments			
Other Applications			
	Total Number of Decisions	% within timescales*	Average Time (Weeks)
All Major Developments	8	12.5%	41.9
All Local Developments	559		11.3
Local: less than 2 months	374	66.9%	
Local: more than 2 months	185	33.1%	
Local developments (non-householder)	400		12.4
Local: less than 2 months	245	61.3%	
Local: more than 2 months	155	39.8%	
Local developments (householder)	159		7.6
Local: less than 2 months	129	81.1%	
Local: more than 2 months	30	18.9%	
Other Consents	81		9.2
Other : Less than 2 months	54	66.7%	
Enforcement Activity			
	Number		
Cases Taken Up	24		
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	78.8%		

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

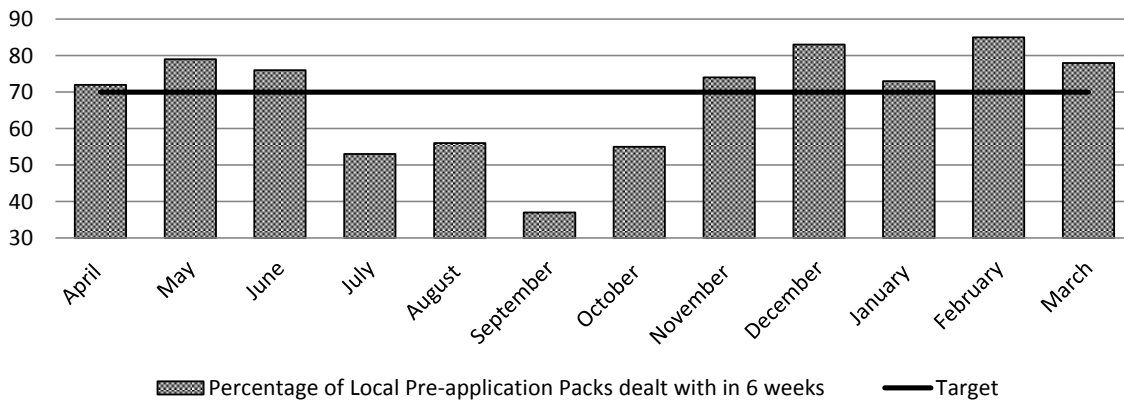
Development Management Performance - % of local planning applications dealt with in 2 months (Year to Date)



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



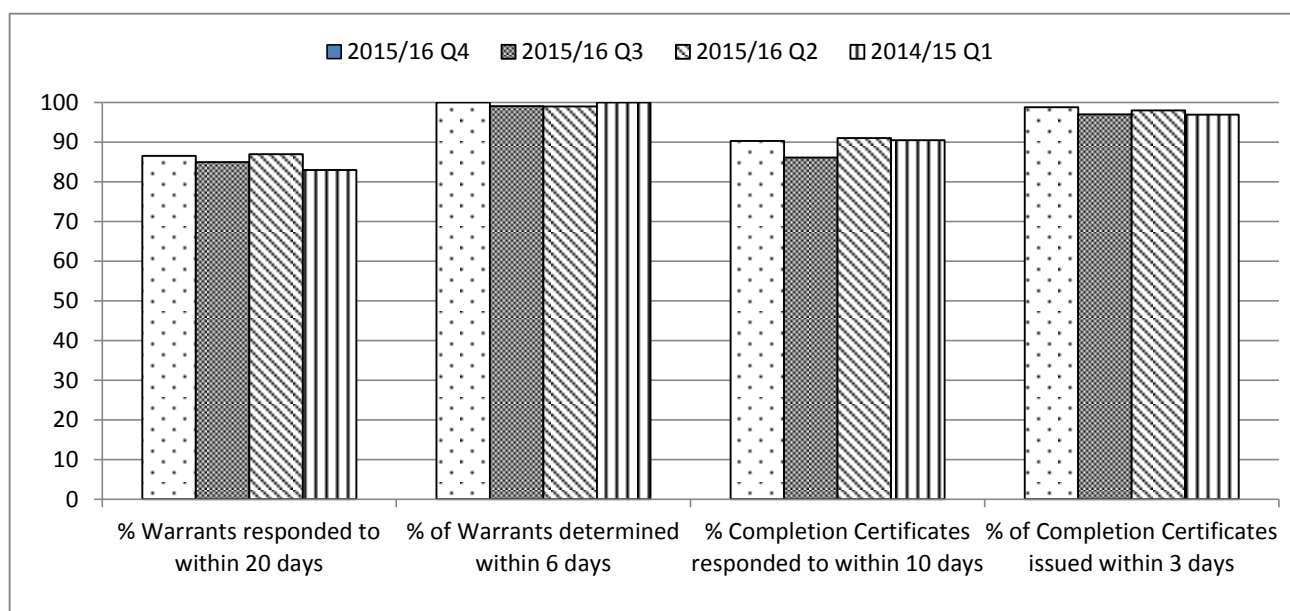
Development Management Performance - Local Pre-application



Appendix 2

Building Standards Performance 2015/16 Quarter 4

	% 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 Q4	86.54	100	90.3	98.8	90
2015/16 Q3	85.00	99.04	86.10	97.00	90
2015/16 Q2	87.00	99.00	91.00	98.00	90
2014/15 Q1	83.00	100.00	90.50	96.90	90



Building Standards Volumes and Income (Last 4 Quarters)

	2015/16 Q1	2015/16 Q2	2015/16 Q3	2015/16 Q4
Warrants Decided	730	876	677	660
Compl. Certs	731	795	743	666
Income (£000)	458	363	582	437