



Inverclyde council

PLANNING PERFORMANCE FRAMEWORK

2016

PLANNING PERFORMANCE FRAMEWORK 2016

WELCOME

If you have ever wondered what the Planners in Inverclyde do, then you have come to the right place! Each year the Council produces a Planning Performance Framework detailing the work of the Planning Team; who the team is, what it has done in 2015-16, and what it proposes to do in 2016-17 are all revealed in a mixture of facts, figures and case studies.

The Scottish Government produces a National Planning Framework, and the aims of this are reflected in the planning strategy for Glasgow and the surrounding areas in the Strategic Development Plan and at a more detailed level in the Inverclyde Development Plan. We have a dedicated planning policy team responsible for the Inverclyde input to the Clyde Valley Strategic Development Plan and for ensuring that Inverclyde has an up-to-date Local Development Plan. These crucial documents form the basis on which all planning applications are assessed by the Development Management Team, which is the public face of our service in offering guidance and advice in ensuring that in 2015-16 more than 99% of applications were determined in accordance with the aims of the development plan.

The built environment in Inverclyde is changing – the waterfront is being increasingly opened up to the public and new retail units, houses, flats and business premises are being constructed, all intertwined by improvements to public spaces, and it is our team of planners which is responsible for guiding and directing all this development.

This is a very important document, as ultimately it will be used by the Scottish Government to assess just how well it considers we have performed. I'm confident that it will be impressed by what it sees in Inverclyde.

Stuart Jamieson

Head of Regeneration and Planning

PART 1: NATIONAL HEADLINE INDICATORS

Pages 3-5 Key Outcomes

PLANNING PERFORMANCE FRAMEWORK 2016

National Headline Indicators - Position at 31 March 2015

Key Outcomes	2015 - 2016	2014 - 2015
<p>Development Planning</p> <ul style="list-style-type: none"> • age of local (LDP) / strategic (SDP) development plan(s) • Will the local/strategic development plan(s) be replaced by their 5th anniversary according to the current development plan scheme? • Has the expected date of submission of the plan to the Scottish Ministers in the development plan scheme changed over the past year? • Were development plan scheme engagement /consultation commitments met during the last year? 	<p>LDP 1yr 7m SDP 3yr 10m YES</p> <p>YES - earlier</p> <p>YES</p>	<p>LDP 0yr 7m SDP 2yr 10m YES</p> <p>NO</p> <p>YES</p>
<p><i>A Development Plan Scheme and Participation Statement was published in March 2016 advising that a review of the Inverclyde Local Development Plan will begin in March 2016 with early engagement with stakeholders. Letters and emails were sent out in mid-March and several meetings followed (key agencies, private developers and internal services). A Main Issues Report and Monitoring Statement will be published for consultation in March 2017.</i></p> <p><i>A review of the Glasgow and the Clyde Valley Strategic Development Plan is underway, with the Proposed Plan being published in January 2016. Representations have been received and responses to these (known as Schedule 4s) are being prepared, with a view to submitting to Scottish Ministers in May 2016. An Examination will then take place, with the expected date of approval being spring 2017.</i></p>		
<p>Effective Land Supply and Delivery of Outputs</p> <ul style="list-style-type: none"> • Established housing land supply • 5 year effective housing land supply • 5 year housing supply target • 5 year effective housing land supply • Housing approvals • Housing completions over last 5 years • Marketable employment land supply • Employment land take-up during reporting year 	<p>4706 units 1359 units 1315 units 5.2 years 318 units 1084 units 28.07 ha 0.1 ha</p>	<p>4900 units 1370 units 1370 units 5.5 years 330 units 1180 units 28.17 ha 0 ha</p>

PLANNING PERFORMANCE FRAMEWORK

2016

Private (owner-occupied) house completions fell considerably from an annual average of over 200 pre-recession to a low of only 76 units in 2013-14. Last year completions began to increase again, at 111, and this has continued with a further increase to 138 units in 2015-16. Between 2009 and 2012 the total (all tenure) completions were boosted by the re-provisioning strategy with social rented and low cost home ownership completions numbering well over 200 per year.

The effective total (all-tenure) housing land supply (5 years) is 1,359 units including 717 owner occupation. This is based on the draft 2016 Housing Land Supply and may change following review in conjunction with Homes for Scotland. Expectations are for owner-occupied completions to slowly return to around 150 per year, with the 'affordable sector' delivering approximately another 150.

The housing approvals comprise 8 sites of five or more units and 13 approvals of 4 or less units. Applications for planning permission in principle and for the substitution of house type are excluded.

Completion data is for sites of 4 units or more.

There was 28.07ha of marketable land as at 31 March 2015, with 0.1ha of take up through the construction of an overflow car park serving Class 4 Offices in Riverside Business Park, Greenock. While not recorded as take up, there has also been significant industrial re-development within Ferguson's Shipyard in Port Glasgow.

Key Outcomes	2015 - 2016	2014 - 2015
Development Management Project Planning <ul style="list-style-type: none"> Percentage of applications subject to pre-application advice Number of major applications subject to processing agreement or other project plan Percentage planned timescales met 	32.5% 0 -	44% 1 100%
<p>The level of pre-application consultation has fallen considerably, the prime consequence of local agents improved familiarity with planning guidance and policy, further reflected in the increase in approval rates.</p>		
Decision-making <ul style="list-style-type: none"> Application approval rate Delegation rate 	95% 97%	93% 96%
<p>The further increase in delegation (decisions taken by officers without reference to the Planning Board) and approval rates reflects the Council's desire to support and offer guidance to ensure that appropriate development proposals obtain planning permission.</p>		

PLANNING PERFORMANCE FRAMEWORK

2016

Key Outcomes	2015 - 2016	2014 - 2015
Decision-making timescales Average number of weeks to decision: <ul style="list-style-type: none"> • Major developments • Local developments (non-householder) • Householder developments 	45.1 7.5 6.0	12.1 7.9 6.0
<p><i>Overall, the average time taken to determine planning applications in Inverclyde continues to fall. The overall average time is down from 6.9 to 6.8 weeks.</i></p> <p><i>88.9% of all applications were determined within 2 months, an improvement on the 88.7% figure for 2014-15 and 86.8% figure for 2013-14.</i></p>		
Legacy Cases <ul style="list-style-type: none"> • Number cleared during reporting period • Number remaining 	4 16	14 19
<p><i>The number of legacy cases (applications that were submitted more than 1 year ago) has dropped again, with only one new case being added to the running total. The number of applications cleared represents those applications that were more than one year old on 1 April 2015 and were cleared during 2015-16.</i></p>		
Enforcement <ul style="list-style-type: none"> • Time since enforcement charter published / reviewed • Number of breaches identified / resolved. The number of legacy cases has dropped again, with only one new case being added to the running total. The number of applications cleared represents those applications that were more than one year old on 1 April 2015 and were cleared during 2015-16. 	1yr 2m 33/29	0yr 2m 34/46
<p><i>The Council's most recent Planning Enforcement Charter was adopted in January 2015.</i></p>		

PART 2: DEFINING AND MEASURING A HIGH-QUALITY PLANNING SERVICE

- Pages 7-13** Quality of Outcomes
- Pages 14-19** Quality of Service and Engagement
- Pages 20-23** Governance
- Pages 24-28** Culture of Continuous Improvement

PLANNING PERFORMANCE FRAMEWORK 2016

QUALITY OF OUTCOMES

DID YOU KNOW..?

- The Council has masterplans for all key development sites, supported by Supplementary Guidance on Local Development Frameworks and Plan policies; plans are in place for all key mixed use development sites at the Greenock Harbours, James Watt Dock, Port Glasgow Town Centre extension, Woodhall and Gourock Town Centre, and a draft plan is prepared for the former Inverkip Power Station site.
- The Council has Planning Application Advice Notes giving detailed design guidance to help people when submitting planning applications. Advice is given on backland and tandem development, single house proposals, garden and open space requirements, house extensions, balconies and garden decking, dormer windows, replacement windows, houses in the countryside, new farm buildings, signage and shopfront design.
- The Council is working with Riverside Inverclyde and Riverclyde Homes in master planning Broomhill, Greenock.
- The Council is working with Riverside Inverclyde in bringing forward a range of development projects. This includes streetscape investments in Port Glasgow, Greenock and Port Glasgow, and business opportunities at Kelburn, Cartburn, Greenock Custom House, Inchgreen and James Watt Dock.

The right location. For all the right reasons...

Location 1 Kelburn, Port Glasgow

Riverside Inverclyde is one of Scotland's premier urban regeneration companies and is carrying out an ambitious regeneration programme on a bar and a half mile stretch of Inverclyde's waterfront, encompassing the towns of Greenock and Port Glasgow - towns synonymous with a rich shipbuilding, engineering, oil and manufacturing reputation.

Riverside Inverclyde invites you to become part of the area's exciting regeneration by assisting your business into Inverclyde just as Amazon, EE, Royal Bank of Scotland, Orica and others have in recent years.

Our site at 6.45 acre (Inet0) Kelburn site is located just off a main road at the waterfront dual carriageway leading to the M8 at the eastern entrance to Port Glasgow and has clear open views over the estuary of the River Clyde. Travel from the site to Glasgow International Airport is only 15 minutes with Glasgow city centre and its International Technology and Renewable Energy Zone (ITREZ) only 10 minutes beyond. For those wanting their carbon footprint, the site lies next to Woodhall railway station providing direct rail access to Glasgow Central to the east and Gourock to the west.

Key features of the 6.45 acre site:


- Riverside Inverclyde has invested in major site infrastructure, including a new access road and site platforming works;
- The first phase of speculative building construction with flexible lease arrangements is due to commence in spring 2013 and will provide a total of 40,000 sq feet on 3.63 acres; and
- Further availability of an additional 2.82 acres of serviced development land is also available for bespoke design and build opportunities.

PORTS, INFRASTRUCTURE AND CONNECTIVITY
The investment opportunities and renewable energy support zones are contained within a 4.5 mile stretch of waterfront dual carriageway. From the Kelburn site at the east entrance to Port Glasgow, Regent's shipbuilding and fabrication yard is less than a mile away. Two miles further west is the large Intergreen part, yard and dry dock facility, less than a quarter of a mile away from the new Riverside Business Park, home already to companies such as Orica, 2020 Renewables and Amica Energy, and 200,000 sq ft of office development with Greenock Ocean Terminal, home to container traffic and cruise liners, completing the 4.5 mile waterfront regeneration area. Within this area there are 5 railway stations, each with walking distance of at least one of these locations.


SUPPORT FOR YOUR BUSINESS
Regional Selective Assistance is the main discretionary investment grant scheme for businesses in designated areas of Scotland and Inverclyde is one such area. Businesses, whether Scottish owned or headquartered outside Scotland, can apply to Inverclyde for grant aid for the following potential support:

- For Large Businesses (in your enterprise) - including partner and linked enterprises - employs fewer than 250 people and either has a turnover of less than £50M, assets or has a balance sheet total (net assets) of £4.49M, - up to 25%; and
- For Small businesses (in your enterprise) - including partner and linked enterprises - employs fewer than 50 people and either has a turnover of less than £10M, assets or has a balance sheet total (net assets) of that amount - up to 25%.


Riverside Inverclyde as an urban regeneration company, can offer many competitive rates and flexible options for tenancy or, indeed, for your bespoke owned development and can assist in seeking Property Support Scheme grants of up to 25% depending on company size and other criteria.




airal view of site prior to remediation and land regrading




westward view of Plot One



Front Cover - westward view of adjacent Plot 2





Riverside Inverclyde sales brochure

PLANNING PERFORMANCE FRAMEWORK 2016

QUALITY OF OUTCOMES

CASE STUDY: HERITAGE INVERCLYDE COASTAL TRAIL

Inverclyde has a rich heritage in which there are many individuals, groups and agencies hold a keen interest. The consequence is that individual projects were advanced without any attempt to integrate and promote their combined interest to locals and tourists. Co-ordinated by the Planning Service, Heritage Inverclyde is a loose partnership formed to allow a holistic view of heritage to be undertaken, with The Coastal Trail being the first work undertaken as part of this banner.



Development of the trail into a recognised route has benefited from the installation of interpretation centres at 27 sites, with a printed guidebook and website offering further information. This was achieved with significant external funding from the Coastal Communities Fund, and research for the interpretation was undertaken in partnership with a range of local people. The audio-interpretation centres in selected locations featured the research, words and voices of local people.

The success of the trail encouraged a feasibility study into further heritage trails and has identified the potential for ecclesiastical, archaeological and local trails.

PLANNING PERFORMANCE FRAMEWORK 2016

QUALITY OF OUTCOMES

CASE STUDY: GOUROCK TOWN CENTRE

Gourock town centre was first identified as appropriate for comprehensive redevelopment in the 1988 Inverclyde Local Plan. Through a fluctuating economic climate the extent and nature of proposals evolved via the Central Gourock Development Strategy (1999) and the Inverclyde Local Plan (2005), which provided the land use, traffic management, built environment and design framework on which the masterplan was based and planning permission sought. The first phase saw the redevelopment of Gourock Station and transport interchange, paving the way for a £5.7million second phase to transform Gourock Town Centre.



Before the application was submitted, two public events were held and consultations undertaken with community councils, traders, the local access forum and the range of infrastructure and statutory service providers. This identified the need to address concerns over traffic congestion on Kempock Street and car parking, resulting in an amended proposal including the introduction of the new road link at what is now Lower Kempock Street and a revised parking layout.

The planning case officer engaged with the landscape consultants, ensuring that the use of surfacing materials and street furniture are both visually attractive and weather durable and designing pedestrian linkages to connect the waterfront walkways, car parking areas, shops and the transport interchange.

PLANNING PERFORMANCE FRAMEWORK 2016

The planning application generated 178 comments, including 124 in support. The second phase was completed in January 2016 comprising:

- an enhanced waterfront with public realm improvements and street furniture providing upgraded pedestrian and cycle access, amenity space and lighting at the Pierhead;
- a one way road system to aid the flow of traffic through Kempock Street, which previously experienced the conflicts of delivery vehicles, parked cars, passing traffic and crossing pedestrians;
- an improved pedestrian environment in Kempock Street;
- redesigned car parking with an increased number of spaces;
- an upgraded sea wall with improved drainage;
- retained and enhanced views of the Firth of Clyde; and
- water access for small craft.



The streetworks have also integrated with the refurbishment of the Gourock outdoor pool, immediately to the west of the new link road. With public infrastructure investment complete, the Inverclyde Local Development Plan has in place policies to assess planning applications and ensure that future proposals will enhance the town centre.

PLANNING PERFORMANCE FRAMEWORK 2016

QUALITY OF OUTCOMES

CASE STUDY: ARDGOWAN PRIMARY SCHOOL

The Ardgowan Primary School building presented the Council with a number of potentially conflicting challenges. On a constrained site within an established residential area, the red sandstone building dates from the early 20th century and makes a positive architectural contribution to the Greenock West End Conservation Area. Educational requirements saw the need to upgrade and remove temporary accommodation as a priority, while at the same time recognising the impact on neighbouring residents of any proposed works.



Assessed against the then Inverclyde Local Plan and the soon to be approved Inverclyde Local Development Plan, it was essential that proposals protected the character and appearance of the building, used appropriate materials and were of a high-quality design. Assessment of the original proposals identified areas of concern, resulting in the withdrawal of the application and the submission of a revised proposal.

PLANNING PERFORMANCE FRAMEWORK 2016

Now complete, the window replacement immediately refreshed the original building and helped to link its appearance to the modern extension. As the site is below street level and the extension is set back from the frontage, the impact on the street and public views are significantly reduced. While the extension is clearly identifiable as modern, its form adds quality to the existing school and places an increased and improved emphasis upon its main entrance. The choice of a terracotta tiled walled finish is complementary to the red sandstone and is sympathetic to the traditional design of the school and the surrounding area.



The impact of the works upon the Conservation Area is positive, respects neighbours and is fully in accordance with the Local Development Plan.

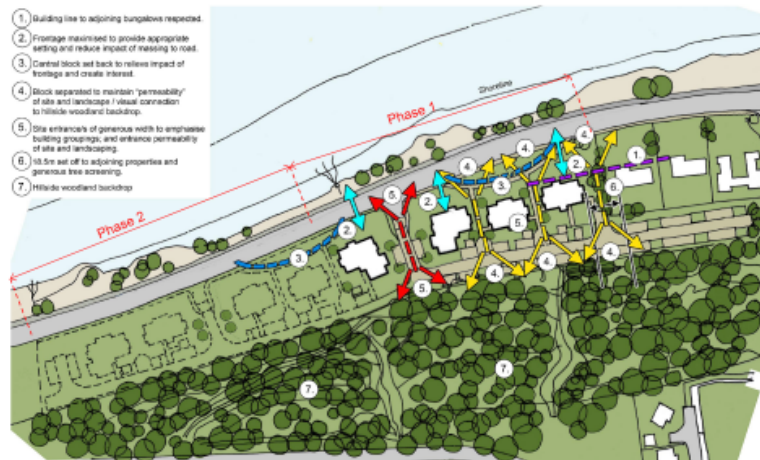
PLANNING PERFORMANCE FRAMEWORK 2016

QUALITY OF OUTCOMES

CASE STUDY: CLOCH ROAD FLATS

This former hotel site is now being developed for 69 flats in 9 blocks. Built in phases, planning permission was granted for the first four blocks based on a masterplan for the whole site. As flats sold, the developer submitted a planning application for the second phase of five blocks, although to react to market trends there have been design amendments to two of the blocks.

Design Principles and Approach



Given the prominent shoreline location at the entrance to Gourock, it was considered important to recognise the low level of development density evident along this section of Cloch Road while at the same time ensuring that the maximum number of flats would benefit from sea views. Through negotiation the planning officer achieved increased separation between blocks and their set back from the road, creating three groups of buildings, supplemented by landscaped gardens. To increase the impression of space from the street all car parking is at the rear of the site.

In this exposed location the planning officer also sought to ensure materials are durable and less prone to discolouration and staining.

QUALITY OF SERVICE AND ENGAGEMENT

DID YOU KNOW..?

- The Council seeks to provide a prompt and efficient development management service – it offers processing agreements for all major planning applications, encourages pre planning application discussion and publicises availability online, offers joint meetings with other Council services as appropriate, allocates a case officer to take development through from pre application to completion, and keeps the applicant informed. Weekly in-house planning application conferences ensure the early identification of policy and design issues.
- We only required information essential to the determination of a planning application; the Council's Development Management Charter explains when and what supplementary information may be requested.
- We use internal work protocols and checklists to ensure consistency in processing planning applications. All pre-application meetings are recorded and logged on the case file on receipt of an application.
- The Management team vets each planning application report for consistency in interpretation and decision.
- We provide easy access to Planning staff:
 - The names and contact details of all staff are posted online and all staff may be contacted by direct telephone number and by e-mail.
 - Appointments are not necessary – a Planner is available at all times during office hours to assist office visitors.
 - Each planning application has a dedicated case officer, with details provided in all correspondence and online.
- The Council's Enforcement Charter explains the options available and what you should expect.
- The Development Plan Scheme and Participation Statement 2015 sets out the timetable, process and consultation methods for reviewing the Inverclyde Local Development Plan.
- All e-mail correspondence now invites recipients to participate in an online customer satisfaction survey and an online survey of planning applicants was undertaken. 90% of customer survey respondents in 2015-16 were very satisfied that the Development Management Service delivered what it said it would.
- No complaints against the conduct or process in planning matters via the Council's "Inform" customer comments system or to the Scottish Public Services Ombudsman were upheld in 2015-16.

"Laura, ...was very helpful and understanding. Nothing was a problem to her. I appreciated her manner when dealing with my inquiry."

Customer Survey Feedback - September 2015

PLANNING PERFORMANCE FRAMEWORK 2016

QUALITY OF SERVICE AND ENGAGEMENT

CASE STUDY: LOCAL ACCESS FORUM

The Inverclyde Local Access Forum advises on access rights; offers assistance in resolving access disputes; advises on the existence and delineation of rights of way; comments on planning applications where there is a direct impact on access and offered assistance on drawing up the Core Paths Plan.

Co-ordinated by the Planning Service, the Forum is made up of people from all areas of those interested in outdoor access including landowners/managers, walkers, horse-riders, cyclists and community representatives, with agencies including Inverclyde Council, Lower Clyde Greenspace and Clyde Muirshiel Regional Park represented. It meets approximately once every 12 weeks.



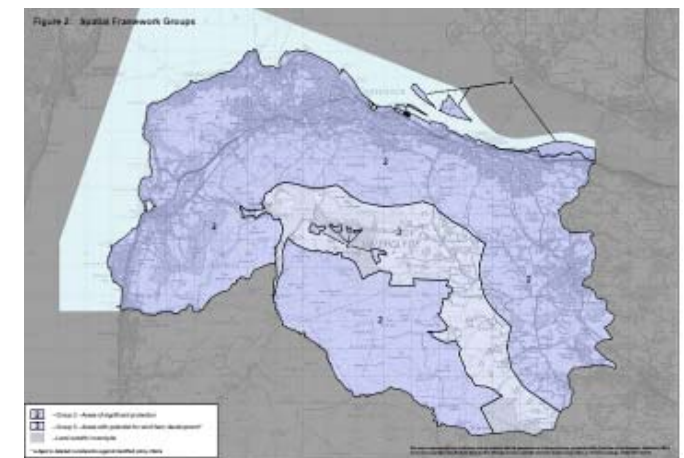
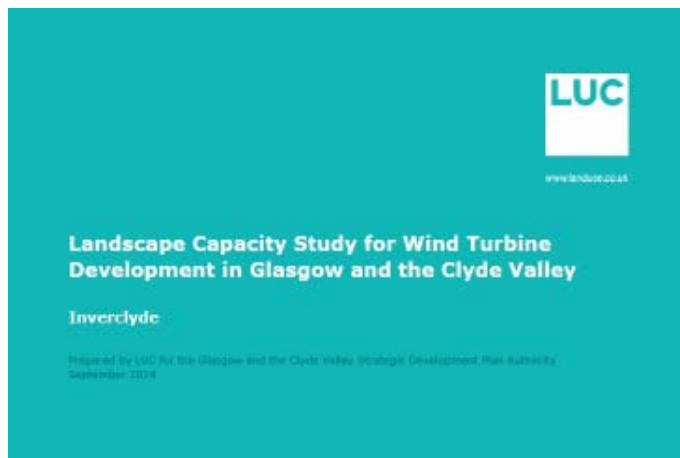
QUALITY OF SERVICE AND ENGAGEMENT

CASE STUDY: SUPPLEMENTARY GUIDANCE ON RENEWABLE ENERGY

The Supplementary Guidance on Renewable Energy was prepared alongside the Inverclyde Local Development Plan to supplement the Plan's renewable energy Policy INF1 and allow for the assessment of a variety of types of renewable energy development proposals.

After the Spatial Framework for wind energy developments was introduced in the Scottish Government's 2014 Scottish Planning Policy, for it to remain up to date and in line with Government Planning Policy the Supplementary Guidance was immediately reviewed. Following public consultation and submission to Scottish Ministers, the updated Supplementary Guidance was adopted in September 2015 incorporating the two areas identified in the Spatial Framework that apply to Inverclyde. These are:

- **Area 2** – where there will be significant protection from wind farms; and
- **Area 3** – where there is potential for wind farm development (subject to meeting the relevant criteria detailed in the Supplementary Guidance)



Updating the Supplementary Guidance also provided an opportunity to incorporate details of the 2014 Landscape Capacity Report for Wind Turbine Development in the Glasgow and Clyde Valley area, which was prepared in association with the other seven planning authorities in Glasgow and the Clyde Valley and will assist in assessing wind energy proposals.

PLANNING PERFORMANCE FRAMEWORK 2016

QUALITY OF SERVICE AND ENGAGEMENT

CASE STUDY: DEVELOPER CONTRIBUTIONS

The Inverclyde Local Development Plan identifies the circumstances when developer contributions towards affordable housing, transport infrastructure and open space provision are required as part of new development.

To support the implementation of the Plan, Non-Statutory Guidance has been developed. This Guidance set out the methodology for calculating the level of contribution required and the process for securing and managing contributions. A collaborative approach was taken to the development of the Guidance, with planning officers engaging with colleagues in other services, including Housing and Legal services.



Realignment of the A8 to facilitate development of the retail park at Port Glasgow



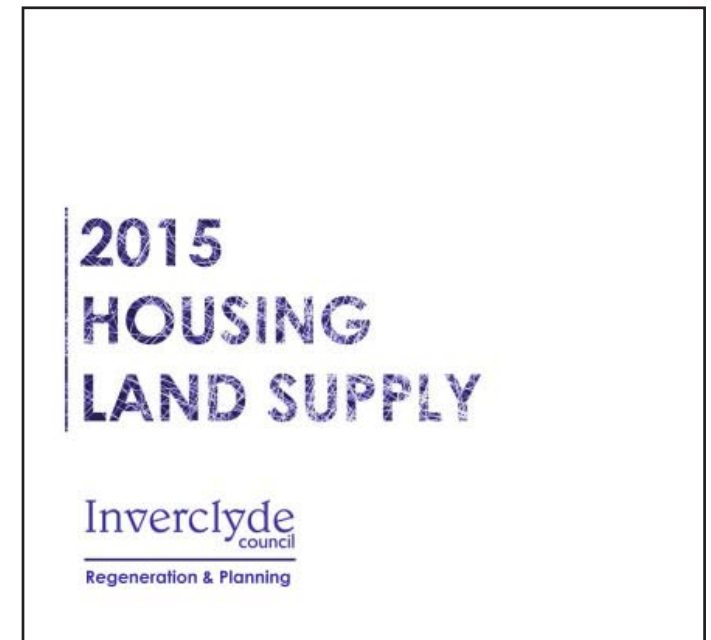
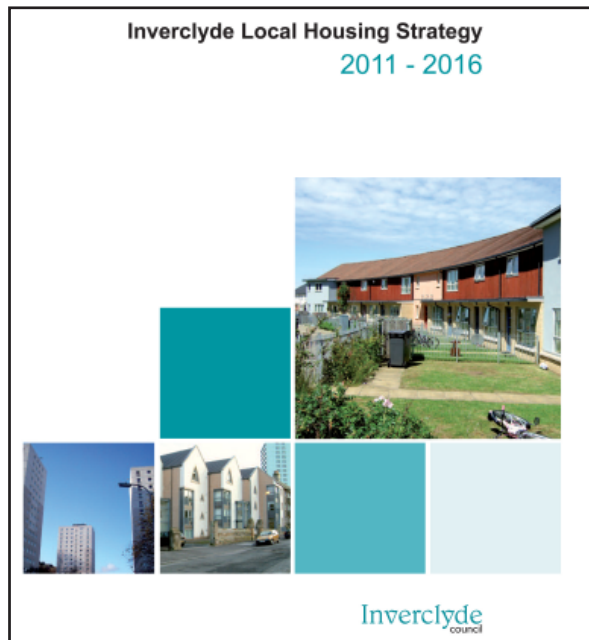
In May 2015 the Guidance was published, setting out when developer contributions will be required, how they will be calculated, and the process for identifying, negotiating, securing and managing them. This is intended to ensure that before committing to the planning application process, developers have the opportunity to be fully aware of any obligations they face and to plan accordingly. Information on developer contributions is also provided on the Council's Development Management Charter.

Since publication, the guidance has been used to secure affordable housing contributions from developments at the former Navy Buildings site on Eldon Street, Greenock, and at Kirn Drive in Gourrock.

QUALITY OF SERVICE AND ENGAGEMENT

CASE STUDY: SERVICE IMPROVEMENT DELIVERED - ENGAGING WITH HOUSEBUILDERS

The Planning Policy team is responsible for the delivery of a number of actions in the Local Housing Strategy, including the improvement of links between the Council and private housing developers.



To achieve this, our planning officers contacted the owners of all the sites identified as having development potential in the annual Housing Land Audit to find out what their plans are for their sites.

Replies received indicate when developers plan to start building and if there are any specific issues that are making development difficult, and help to reveal if there are particular problems facing house builders in Inverclyde that could be addressed in the new Local Housing Strategy and the Local Development Plan.

PLANNING PERFORMANCE FRAMEWORK 2016

QUALITY OF SERVICE AND ENGAGEMENT

CASE STUDY: GLASGOW AND THE CLYDE VALLEY STRATEGIC DEVELOPMENT PLAN

Inverclyde Council is one of eight local authorities forming the Glasgow city region which is covered by Clydeplan's Glasgow and the Clyde Valley Strategic Development Plan.

The Strategic Development Plan is expected to be a concise visionary document which sets the framework for Local Development Plans and deals with region wide issues that cross boundaries or Council areas. It also sets the timeline for the preparation of the Local Development Plans of the eight authorities as they must be adopted within 2 years of the approval of the Strategic Development Plan.

The Strategic Development Plan was approved in 2012 and work on SDP2 began in 2014 with the Main Issues Report published in 2015. During 2015 -16 the Proposed Plan was produced and put out for consultation. The content of this document was put together with the assistance of all eight authorities through a series of consultations and discussions at Topic Group meetings (housing, retail, business and industry and environment). Inverclyde Council's planning officers contributed to all.

The main subjects of interest to Inverclyde are those relating to retail at Braehead and Glasgow City Centre and their impacts on shopping in Inverclyde, and Green Network Strategic Delivery Areas, three of which are in Inverclyde at Upper Greenock, East Greenock and Port Glasgow.

The input of all authorities was also provided on the formation of a process for consistently determining large scale strategic development proposals and in the preparation of the summaries of unresolved issues for the Proposed Plan which were submitted to the Scottish Ministers in May 2016.



GOVERNANCE

DID YOU KNOW..?

- Planning and Economic Development worked closely to facilitate the needs of the business sector under the same Head of Service. The letting of Council commercial property and development management is under the same service manager. This structure provides for close linkage between Planning Policy, Development Management, Building Standards, Commercial Property Letting and Economic Development and helps to co-ordinate bids for funding projects and initiatives (e.g. European Union Leader programme and the Community Engagement initiative); monitoring and reviewing the business and industrial land and property supply, and on matters relating to the promotion of Inverclyde as a tourist destination.
- We work closely with Riverside Inverclyde to secure the long term economic growth of Inverclyde.
- We have achieved City Deal status for 3 infrastructure projects: Inverclyde Ocean Terminal, Inverkip A78 and Inchgreen.
- We work closely with River Clyde Homes to encourage and facilitate area renewal.
- We have a close working relationship with the Council's Strategic Housing team on the Glasgow and Clyde Valley Housing Need and Demand Assessment, the Local Housing Strategy and the Strategic Local Programme/Strategic Housing Investment Plan.
- We make a significant contribution to the Glasgow and the Clyde Valley Strategic Development Plan process, including the ongoing review of the Plan through active participation in all supporting officer/technical groups.
- Each planning application is given a target decision date following registration.
- Weekly planning application progress meetings are held to ensure that targets are met. In 2015-16, only 2 planning applications taking over 2 months to determine were attributable to officer delays. This amounts to less than 1% of all decisions.
- There is an "open door" management approach to ensure quick resolution when issues covering development details and interpretation of policy, legislation and procedures arise with planning applications.
- Reasons for planning application delays are recorded.
- All Member briefings are provided for all major planning applications prior to Planning Board consideration.

PLANNING PERFORMANCE FRAMEWORK 2016

GOVERNANCE

- We aim to speed the development process by providing published guidance on the information required with planning applications and by limiting the circumstances where applicants were required to enter into or submit legal agreements and bonds.
- Fee income is monitored monthly to ensure appropriate budget balances are maintained.
- Budgets are adjusted to ensure additional funding to facilitate cyclical preparation of the Local Development Plan.
- We seek value for money in funded projects by using procurement processes.



Cardwell Bay

GOVERNANCE

CASE STUDY: GLASGOW AND THE CLYDE VALLEY GREEN NETWORK PARTNERSHIP

Nationally, the Central Scotland Green Network is an important strand of the Scottish Government's third National Planning Framework. The Green Network is also a specific aim of the Inverclyde Local Development Plan.

The Inverclyde Alliance, which is the community planning partnership for Inverclyde and comprises members from community councils, the National Health Service, Greenock Chamber of Commerce, Greenock and District Trades Council, Job Centre Plus, Scottish Enterprise, Skills Development Scotland, Scottish Fire and Rescue, Strathclyde Partnership for Transport, Police Scotland, West College Scotland, the voluntary sector and Inverclyde Council, has the Green Network embedded in its Single Outcome Agreement. This promotes a partnership based approach to a range of environmental outcomes.

We have also uniquely undertaken the challenge of establishing a "social" green network, recognising that the green network can be more than simply physical groundworks. This takes the form of a loose forum of interested local groups who share information, experience and perhaps funding bids and is being taken forward jointly by the Planning Service and CVS Inverclyde, which is a voluntary sector support group.



PLANNING PERFORMANCE FRAMEWORK 2016

GOVERNANCE

CASE STUDY: GLASGOW AND CLYDE VALLEY CITY DEAL

Challenging economic times have made delivery of key projects for the long term benefit of Inverclyde difficult. This is a problem not exclusive to Inverclyde, so within the umbrella of the Glasgow and Clyde Valley City Deal scheme and within the framework of the Glasgow and the Clyde Valley Strategic Development Plan eight local authorities worked together to identify 20 major infrastructure projects.

Focusing on Local Development Plan priorities, three Inverclyde-based projects as part of the £1 billion Glasgow and Clyde Valley City Deal scheme have received official approval.

A project to improve the A78 at Inverkip will open up the former power station site for housing and deliver access and safety improvements in Wemyss Bay and Inverkip. The business case, developed by Inverclyde Council and Scottish Power, highlights that the project addresses the restricted network and junction capacity on the A78 trunk road at four locations in and around Inverkip. The funding will release investment and help secure the development for the brownfield former power station site to deliver 600 new homes and 6,000sqm of commercial space.

Greenock Ocean Terminal, delivered in partnership between Inverclyde Council and Peel Ports, aims to increase the quayside to further cement Inverclyde as the cruise liner capital of Scotland. Expansion of the cruise ship business, which reached the 100,000 cruise passenger mark this year, is limited by the existing quayside at Greenock's Ocean Terminal and as part of the funding a new visitor facility will be provided.

Inchgreen, identified as a strategic economic location in the Local Development Plan, will be advanced by the formation of an operational and maintenance facility for the renewables sector.



Greenock Container Terminal

"This is a significant milestone in the delivery of two key strategic projects for Inverclyde. The site at Inverkip is a major project for the town, but also for Inverclyde and for the west of Scotland. It takes a former brownfield site and opens it up to development, while providing much needed access and safety improvements for our local communities in Inverkip and Wemyss Bay.

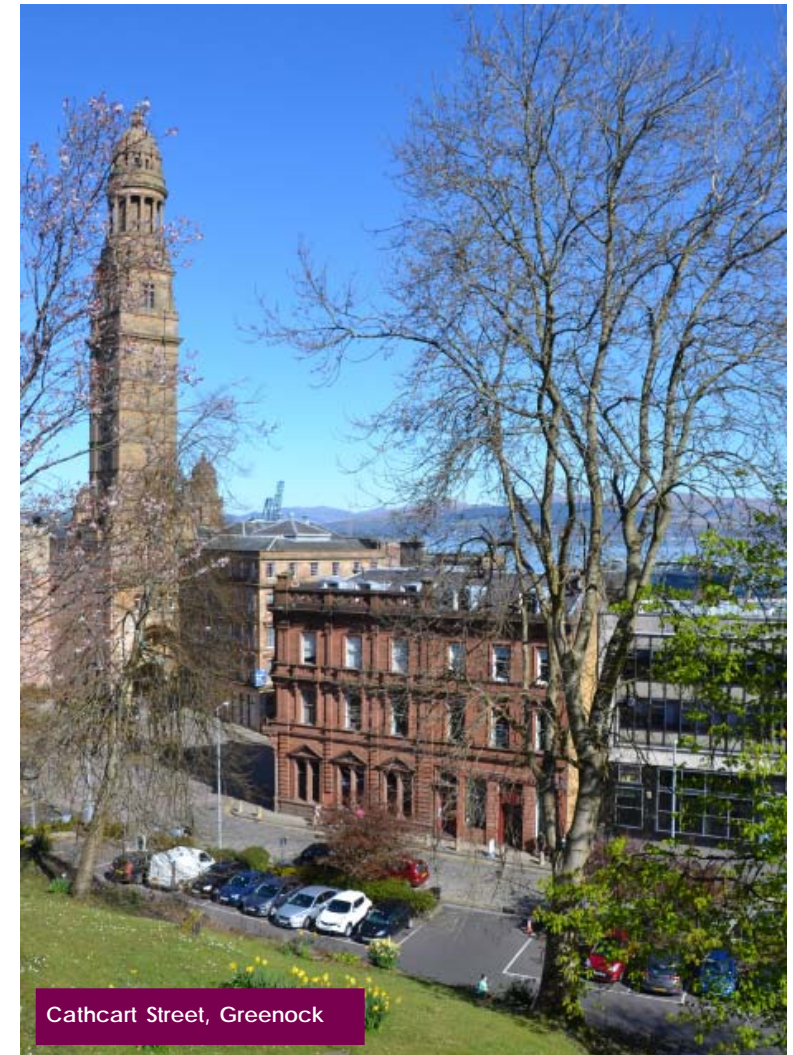
Greenock's Ocean Terminal project and making sure that Inverclyde continues to be the cruise liner capital of Scotland has local and Scotland wide benefits. We are seeing more and bigger vessels visiting our area. That's good for the local economy when our local businesses identify and pursue creative opportunities to capitalise on the increases in passengers and crew visiting our area. Crucially, we are a fantastic gateway to Scotland for thousands of people every year, who continue to value and recognise the welcome offered by our area. The expansion plans will further cement that reputation for Greenock, for Inverclyde and for Scotland."

Councillor Stephen McCabe,
Inverclyde Council Leader

CULTURE OF CONTINUOUS IMPROVEMENT

DID YOU KNOW..?

- Officers participate in both national and Glasgow and Clyde Valley Local Development Plan forums, in Heads of Planning Scotland, in Strategic Environmental Assessment and Vacant and Derelict Land national forums and in benchmarking, all in order to share, learn and benefit from best practice and issues.
- All staff received annual performance appraisals.
- We maintain a common queries compendium based on case law.
- We encourage member training in all aspects of Planning Officers attended training events on spatial, community and marine planning, housing strategy, land reform, heat mapping, enforcement, flood risk, ecology, noise and wind farms.
- We welcomed ideas; staff are encouraged to promote improvements in how we work.
- We fully met all of our six identified service improvements in 2015-16; pre Main Issues Report Engagement with housebuilders began as part of the review of the Local Development Plan, the Core Path Plan was reviewed, the Open Space Quality Audit was completed, the requirement for Article 4 Directions to restrict permitted works in conservation areas was undertaken, an appraisal of the Greenock West End Conservation Area was undertaken and we are engaging with private developers, particularly in the area of housebuilding.



Cathcart Street, Greenock

PLANNING PERFORMANCE FRAMEWORK 2016

CULTURE OF CONTINUOUS IMPROVEMENT

CASE STUDY: BENCHMARKING

Planners in Inverclyde benchmark with colleagues in East Dunbartonshire, East Renfrewshire, North Ayrshire, Renfrewshire and West Dunbartonshire councils. The Group met four times in 2015-16, with meetings minuted. The host council, chairperson and minute-secretary rotate around the councils.

A wide range of topics were discussed including the Planning Performance Framework, City Deal, high hedges procedures, planning fees and resources, costing the planning service, workload and staffing levels, committee report structures, standard planning permission conditions, legal agreements, ePlanning/eDevelopment including the use of tablets, agile working, aligning planning permissions and roads construction consents, geographical information systems, applying conditions to council planning applications, joint training, part approving and refusing planning applications, solar farms, pay-day loan/betting offices, short-term holiday lets in residential properties, enforcement charters and flood risk and drainage impact assessments

The meetings allow for the sharing of experiences and of best practice. Of particular note this year has been our discussions on:

- **The Planning Performance Framework** and the feedback reports from the Scottish Government. This allowed the sharing of experiences and practices and learning from best practice elsewhere.
- **Planning resourcing**, including experiences of making savings and raising income. Charging for pre-application enquiries was explored and experience and results from the Costing the Planning Service exercise were discussed.
- **Staffing levels** within the authorities were explored, allowing each Council to compare staffing profile, performance statistics and the working practices of each authority.
- **Geographical Information Systems** – Renfrewshire Council gave a presentation on the QGIS system.
- **Agile working** experiences were shared, including the use of shared desks and mobile technology.

In addition to the formal meetings, the participants also use the email list as a 'forum' for quickly asking questions on areas of uncertainty.

This group concentrates on development management issues. Development Plans teams benchmark extensively with the eight Councils who prepare the Glasgow & Clyde Valley Strategic Development Plan (including sub-groups); as well as through Heads of Planning and the national Development Plans Forum. Benchmarking also takes place supporting environmental and technical functions, including through the Glasgow and Clyde Valley Green Network Partnership; the Scottish Outdoor Access Forum; the Scottish Strategic Environmental Assessment Forum; the Local Authorities Historic Environment Forum; the Corporate Address Gazetteer Forum; the One-Scotland Mapping Agreement Group; and the Ordnance Survey User Group.

CULTURE OF CONTINUOUS IMPROVEMENT

CASE STUDY: SERVICE IMPROVEMENT DELIVERED - OPEN SPACE AUDIT

In December 2015, the Council completed an Open Space audit, which focused on assessing the 'quality' of all the open spaces identified in the Local Development Plan.

In line with Scottish Planning Policy, the findings of the audit are currently being used to inform the preparation of the second Local Development Plan, which began in March 2016. In particular, the audit will help identify which open spaces should continue to be safeguarded in the next Local Development Plan and which could, after consultation with local communities, be removed from, or identified for an alternative use, in the next Plan.

The audit has also contributed to the development of an Inverclyde Green Indicator by the Glasgow and Clyde Valley Green Network Partnership. This new indicator will assess progress towards the delivery of a comprehensive green network, which will deliver multiple benefits to the people and the environment of Inverclyde. It will also contribute toward the wider Glasgow and Clyde Valley Green Network and the Central Scotland Green Network.

When developing the project, it was important to adopt an approach which would ensure an objective assessment of open space quality and allow comparisons to be drawn with neighbouring local authorities. To do this the approach developed by the Glasgow and Clyde Valley Green Network Partnership, which has already been used effectively by several local authorities within the Glasgow and Clyde Valley region, was followed. This categorised open spaces as public parks, natural spaces, residential amenity areas and children plays areas, and assessed their quality in terms of accessibility, functional value, management and maintenance and contribution to the biodiversity network.



Battery Park, Greenock

PLANNING PERFORMANCE FRAMEWORK 2016

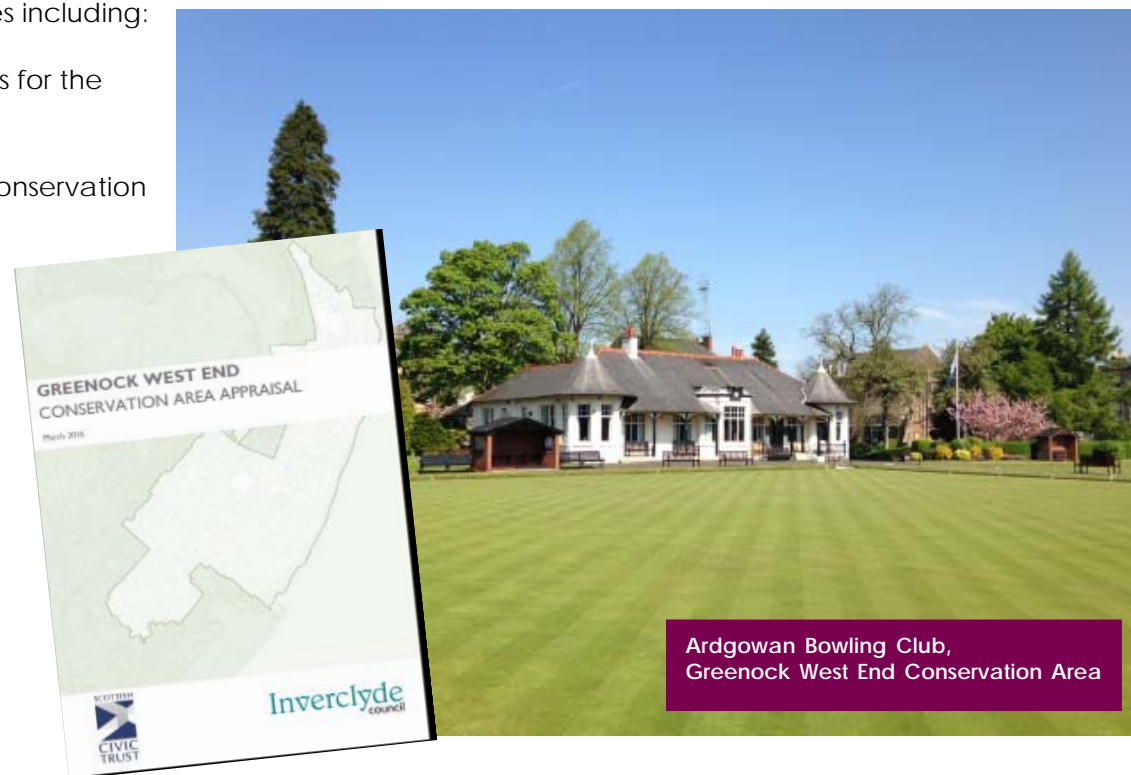
CULTURE OF CONTINUOUS IMPROVEMENT

SERVICE IMPROVEMENT DELIVERED - GREENOCK WEST END CONSERVATION AREA APPRAISAL

The Greenock West End Conservation Area Appraisal was completed in March 2016 and is now available to the public on the Council's website. This is the first Conservation Area Appraisal completed of those programmed and meets the commitment made in the 2014 Local Development Plan Action Programme.

It was produced in association with Scottish Civic Trust and conforms to Planning Advice Note 71: Conservation Area Management and provides a management tool to help identify and assess the special architectural or historical interest of the area along with those key elements that contribute to its character and appearance. It will be used by the Council in fulfilling its statutory duties including:

- informing planning practice and Local Development Plan policies for the conservation area;
- identifying any issues which threaten the special qualities of the conservation area;
- identifying changing needs of the area; and
- identifying opportunities for enhancement and priorities for future management of the conservation area.



Ardgowan Bowling Club,
Greenock West End Conservation Area

CULTURE OF CONTINUOUS IMPROVEMENT

CASE STUDY: SERVICE IMPROVEMENT DELIVERED - CORE PATHS PLAN

It is a duty placed on Councils by the Land Reform (Scotland) Act 2003 to identify a Core Path Network, which is required to be a network of routes sufficient to allow reasonable access to the countryside for local communities. Inverclyde's Core Path Network, one of the first in Scotland, was approved in 2009.

The review of the Inverclyde Core Path Network was carried out during 2015 by the Planning Service in partnership with the Local Access Forum. The intention was not to seek new core paths, but rather to test the current network in terms of useability; focus was on any impediments to access, improvements necessary to the existing routes and where better promotion of the walking network could be beneficial.

The Access Forum members updated information for the paths they walked regularly and between them and the Planning Service staff all the other paths were checked and the plan updated. From this a number of projects have been identified, including new signs to make the paths easier to follow, the creation of a crossing point across a stream between 2 paths and more information about hazards such as particularly boggy or steep areas. These projects were agreed by the Local Access Forum and will be added to the updated Core Paths Plan.

The updated Core Paths Plan was also subject to Habitats Regulations Appraisal screening to determine the likely effect on the Renfrewshire Heights Special Protection Area, which was designated to protect the population of Hen Harriers.



Path improvements, Port Glasgow - before and after

PART 3: SUPPORTING EVIDENCE

Pages 30-31 Website Links

SUPPORTING EVIDENCE

Part 2 of this report was compiled, drawing on evidence from the following sources.

Inverclyde Local Development Plan 2014

<http://www.inverclyde.gov.uk/planning-and-the-environment/planning-policy/development-planning/ldp>

Clydeplan

<http://www.clydeplan-sdpa.gov.uk/>

Scottish Government Planning Authority Performance Statistics.

<http://www.scotland.gov.uk/Topics/Statistics/Browse/Planning/Publications/>

Housing, Business and Industrial land supply data.

<http://www.inverclyde.gov.uk/planning-and-the-environment/planning-policy/development-planning/land-surveys>

Inverclyde Local Housing Strategy 2011-16

<http://www.inverclyde.gov.uk/housing/local-housing-strategy>

Planning Register

<http://www.inverclyde.gov.uk/planning-and-the-environment/planning-applications/how-to-view-planning-applications>

Inverclyde Council advice on submitting planning applications

<http://www.inverclyde.gov.uk/planning-and-the-environment/planning-applications/applying-for-planning-permission>

Riverside Inverclyde: Town centre regeneration

<http://www.riversideinverclyde.com/town-centres/>

Riverside Inverclyde: Developments

<http://www.riversideinverclyde.com/cartsburn/-/cartsdyke/>

Inverclyde Council Development Management Charter

<http://www.inverclyde.gov.uk/planning-and-the-environment/planning-applications/development-management-how-we-perform>

Inverclyde Council Planning Enforcement Charter

<http://www.inverclyde.gov.uk/planning-and-the-environment/planning-applications/planning-enforcement>

Inverclyde Council Planning Practice Advice Notes

<http://www.inverclyde.gov.uk/planning-and-the-environment/planning-applications/applying-for-planning-permission>

PLANNING PERFORMANCE FRAMEWORK 2016

Inverclyde Core Path Plan

<http://www.inverclyde.gov.uk/planning-and-the-environment/outdoor-access-in-inverclyde/core-paths-network>

Coastal Trail

<http://www.inverclyde.gov.uk/assets/attach/1594/Final%20Version%20of%20Trail%20Leaflet%20March%202015.pdf>

Inverclyde Local Access Forum

<http://www.inverclyde.gov.uk/planning-and-the-environment/outdoor-access-in-inverclyde/inverclyde-local-access-forum>

Inverclyde Council Supplementary Guidance on Renewable Energy

<http://www.inverclyde.gov.uk/planning-and-the-environment/planning-policy/development-planning/ldp>

Inverclyde Council Planning Guidance on Developer Contributions

<http://www.inverclyde.gov.uk/planning-and-the-environment/planning-policy/development-planning/ldp>

Glasgow and Clyde Valley City Deal

<https://www.gov.uk/government/publications/city-deal-glasgow-and-clyde-valley>

Glasgow and the Clyde Valley Green Network Partnership

<http://www.gcvgreennetwork.gov.uk/>

Open Space Audit

<https://www.inverclyde.gov.uk/planning-and-the-environment/greenspace>

Greenock West End Conservation Area appraisal

<http://www.inverclyde.gov.uk/planning-and-the-environment/planning-policy/conservation/conservation-areas>

PART 4: SERVICE IMPROVEMENTS

Page 33 2016-17 Actions

Page 34 2015-16 Delivery

PLANNING PERFORMANCE FRAMEWORK 2016

SERVICE IMPROVEMENTS

IN 2016-17 WE WILL:

- Update the Listed Buildings list, send to Historic Environment Scotland and publish on the Council's website
- Review the Local Biodiversity Action Plan and the partnership arrangements
- As part of the Local Development Plan Review:
 - Engage with school pupils regarding the review of the Local Development Plan
 - Use the Citizen's Panel to seek views on the issues that the new LDP should address
 - Review all existing housing opportunity sites to establish deliverability
 - Undertake a 'Call for Sites' and assess them in terms of deliverability in advance of publication of the Main Issues Report
 - Explore the links between spatial planning and community planning, particularly in regard to community engagement
- As part of the eDevelopment agenda, progress towards paperless working



Victoria Tower and Wellpark Mid Kirk, Greenock

DELIVERY OF OUR SERVICE IMPROVEMENT ACTIONS IN 2015-16:

- ✓ **Begin pre Main Issues Report engagement with stakeholders as part of the review of the Local Development Plan**
DELIVERED: Letters and emails were sent to all stakeholders in March 2016 following Committee approval to update the 2016 Development Plan Scheme on 3 March 2016. Meetings will be held with key agencies, private developers and internal Council services

- ✓ **Start a review of the Core Paths Plan**
DELIVERED: The review of the Inverclyde Core Path Network was carried out during 2015. The intention was not to seek new core paths, but rather to test the current network in terms of useability. Focus was on any impediments to access, improvements necessary to the existing routes and where better promotion of the walking network could be beneficial. The review was carried out in partnership with members of the Inverclyde Local Access Forum, and the work programme that has emerged from the review will be presented to the Forum for approval

- ✓ **Complete an Open Space Quality Audit**
DELIVERED: An audit of all open spaces identified in the Local Development Plan Proposals Map was completed in December 2015. This provided a baseline understanding of open space distribution and quality across Inverclyde. The audit will be used to inform the preparation of the next Local Development Plan. It has also contributed to the development of an Inverclyde Green Indicator by the Glasgow and Clyde Valley Green Network Partnership

- ✓ **Publish for consultation Article 4 Directions for the Conservation Areas, where required**
DELIVERED: Following consultation with Historic Environment Scotland, it was concluded that new Article 4 Directions were not required as the majority of developments would be dealt with under the General Permitted Development (Scotland) Amendment Order 2011 with the remainder dealt with through the existing Article 4 Directions

- ✓ **Investigate the preparation of Conservation Area Appraisals**
DELIVERED: A rolling programme of Conservation Area Appraisals has been established subject to availability of resources. The first Appraisal, for Greenock West End Conservation Area, was completed in March 2016

- ✓ **Investigate methods for establishing and improving links between the Council and private developers**
DELIVERED: The Council engaged with developers as part of the Local Housing Audit, gaining a better understanding of developers priorities and issues

PART 5: OFFICIAL STATISTICS

Page 36 Planning Application Decision-Making Timescales

Page 37 Appeals and Enforcement

Page 38 Context

Pages 39-44 Workforce and Finance

PLANNING PERFORMANCE FRAMEWORK 2016

A: PLANNING APPLICATION DECISION-MAKING TIMESCALES

Category	Total number of decisions 2015-16	Average timescale (weeks) 2015-16	Average timescale (weeks) 2014-15
Major developments	1	45.1	12.1
Local developments (non- householder)	126	7.5	7.9
• Local: less than 2 months	103 (81.7%)	6.2	6.2
• Local: more than 2 months	23 (18.3%)	13.3	19.0
Householder developments	153	6.0	6.0
• Local: less than 2 months	151(98.7%)	5.9	5.9
• Local: more than 2 months	2(1.3%)	15.4	11.5
Housing developments	1	45.1	n/a
Major	1	45.1	12.1
Local housing developments	16	8.0	12.7
• Local: less than 2 months	12(75%)	6.1	6.5
• Local: more than 2 months	4(25%)	13.9	37.6
Business and industry	0	n/a	n/a
Major	0	n/a	n/a
Local business and industry	0	n/a	n/a
• Local: less than 2 months	0	n/a	n/a
• Local: more than 2 months	0	n/a	n/a
EIA developments	0	n/a	n/a
Other consents*	80	6.9	6.8
Planning/legal agreements**	2	28.4	n/a
Local reviews	8	13.2	13.6

Notes

* Consents and certificates:
Listed Buildings and Conservation area consents, Control of Advertisement consents, Hazardous Substances consents, Established Use Certificates, certificates of lawfulness of existing use or development, notification on overhead electricity lines, notifications and directions under GPDO Parts 6 & relating to agricultural and forestry development and applications for prior approval by Coal Authority or licensed operator under classes 60 & 62 of the GPDO.

** Legal obligations associated with a planning permission; concluded under section 75 of the Town and Country Planning (Scotland) Act 1997 or section 69 of the Local Government (Scotland) Act 1973

PLANNING PERFORMANCE FRAMEWORK 2016

B: DECISION-MAKING: LOCAL REVIEWS OF AND APPEALS AGAINST PLANNING APPLICATION REFUSALS

Type	Total number of decisions 2015-16	Original decision upheld			
		2015-16		2014-15	
		No.	%	No.	%
Local Reviews	8	3	37.5	4	50
Appeals to Scottish Ministers	0	0	-	1	40

C: ENFORCEMENT ACTIVITY

Type	2015-16	2014-15
Cases taken up	33	34
Breaches Identified	33	34
Cases resolved	29	46
Notices served***	1	8
Reports to Procurator Fiscal	0	0
Prosecutions	0	0

*** Enforcement notices; breach of condition notices; planning contravention notices; stop notices; temporary stop notices; fixed penalty notices, and Section 33 notices.



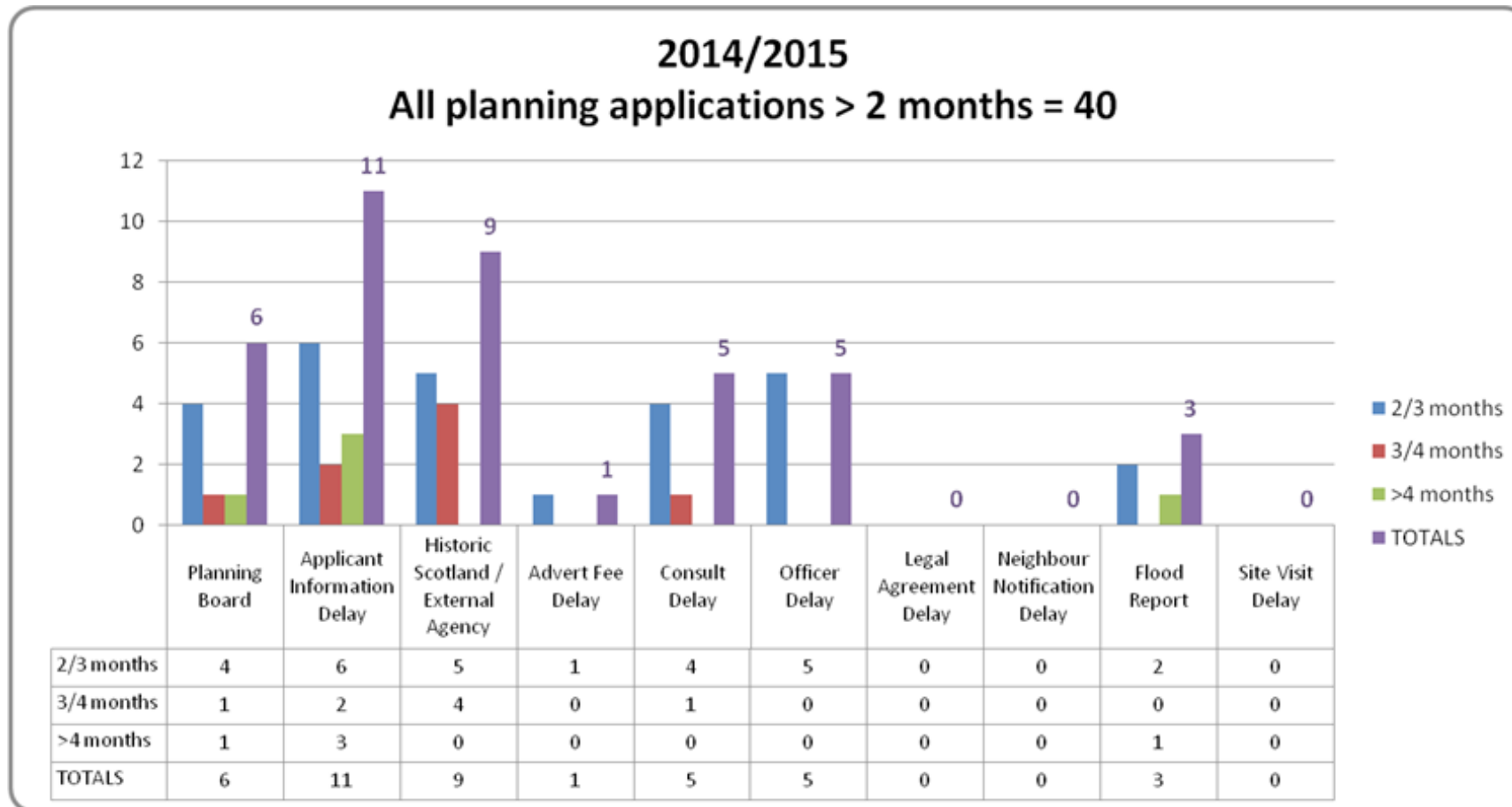
Greenock Esplanade

PLANNING PERFORMANCE FRAMEWORK 2016

D: CONTEXT

Planning application performance in Inverclyde has, for a number of years, been consistently well above the Scottish average. This has been maintained in 2015-16, with 89% of all applications being determined in 2 months, the same as in 2014-15 and up from 87% in 2013-14, 81% in 2012-13 and 77% in 2011-12.

When planning applications were determined in more than 2 months it is noted that 78% of delays were not attributable to Inverclyde Council. These delays were as a result of amendments, additional information or outstanding fees being awaited from applicants, or consultation response delays from Government agencies. The requirement for determination by the Planning Board accounted for 12% of delays, consultation response delays for 5%, and officer delays for 5%.



PLANNING PERFORMANCE FRAMEWORK 2016

Workforce and Financial Information

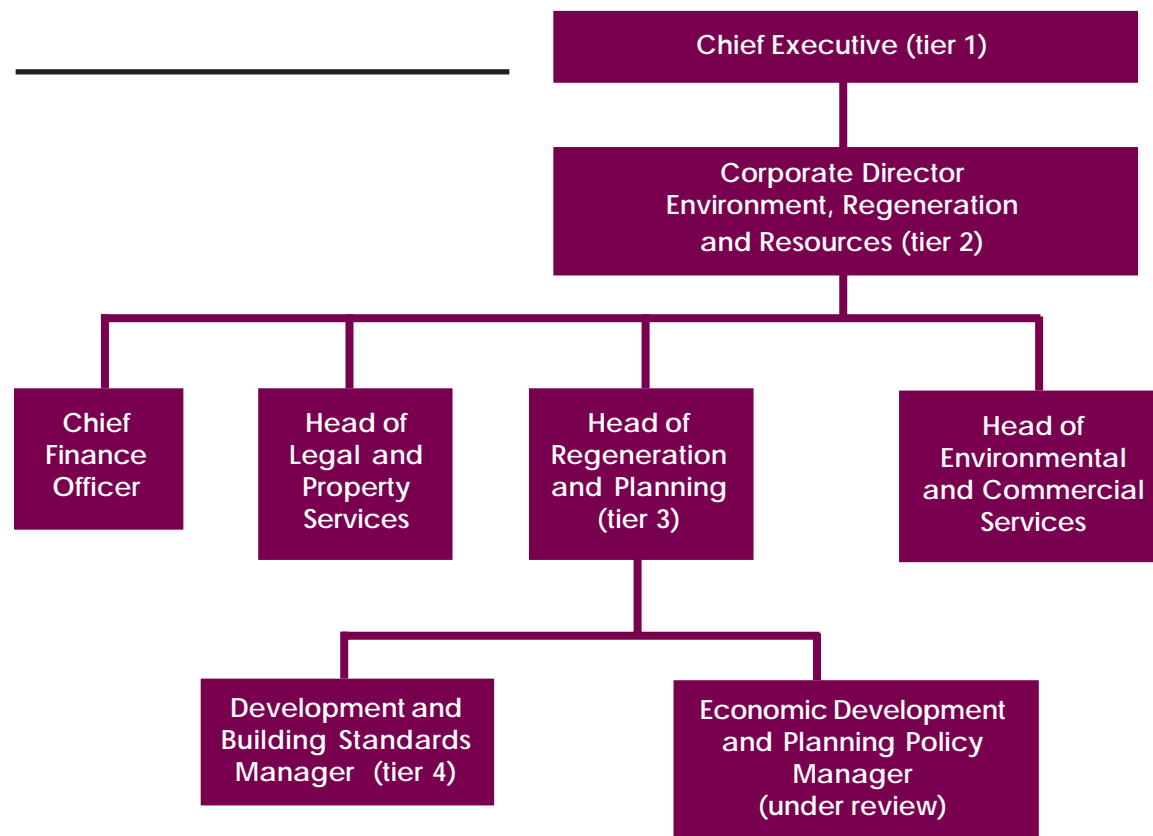
The Planning function operates within the Regeneration and Planning Service of the Environment, Regeneration and Resources Directorate.

In 2015-16 day-to-day management of planning applications, planning enforcement, tree preservation, and conservation/design rested with the Development and Building Standards Manager, who also had responsibility for building standards verification and enforcement, licensing advice and the Council's commercial property lets.

The Planning Policy and Property Manager post was removed from the establishment on 1 April 2015 with responsibility for the Development Plan (the Glasgow and the Clyde Valley Strategic Development Plan and the Inverclyde Local Development Plan), Lower Clyde Greenspace, access, the green charter and carbon management being handed to the Economic Development and Planning Policy Manager. The post holder resigned in June 2015. The post has not been filled and is currently the subject of revue.

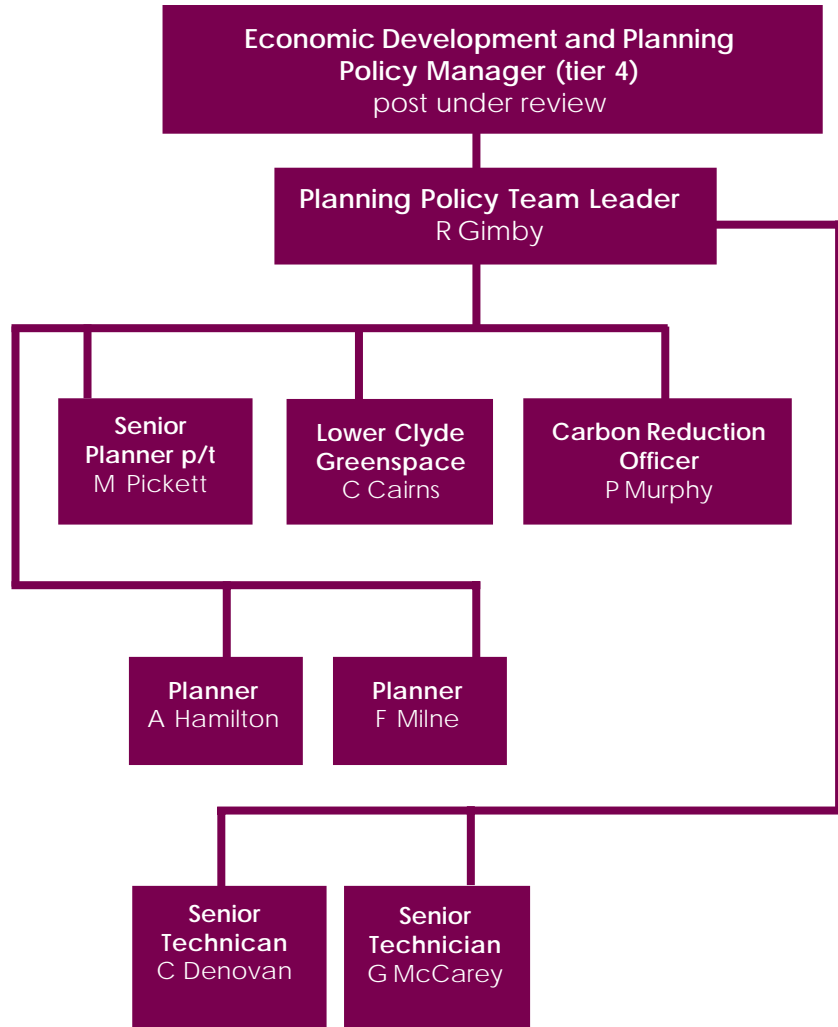
Data provided as it was on 31 March 2016.

SENIOR MANAGEMENT STRUCTURE (31 MARCH 2016)

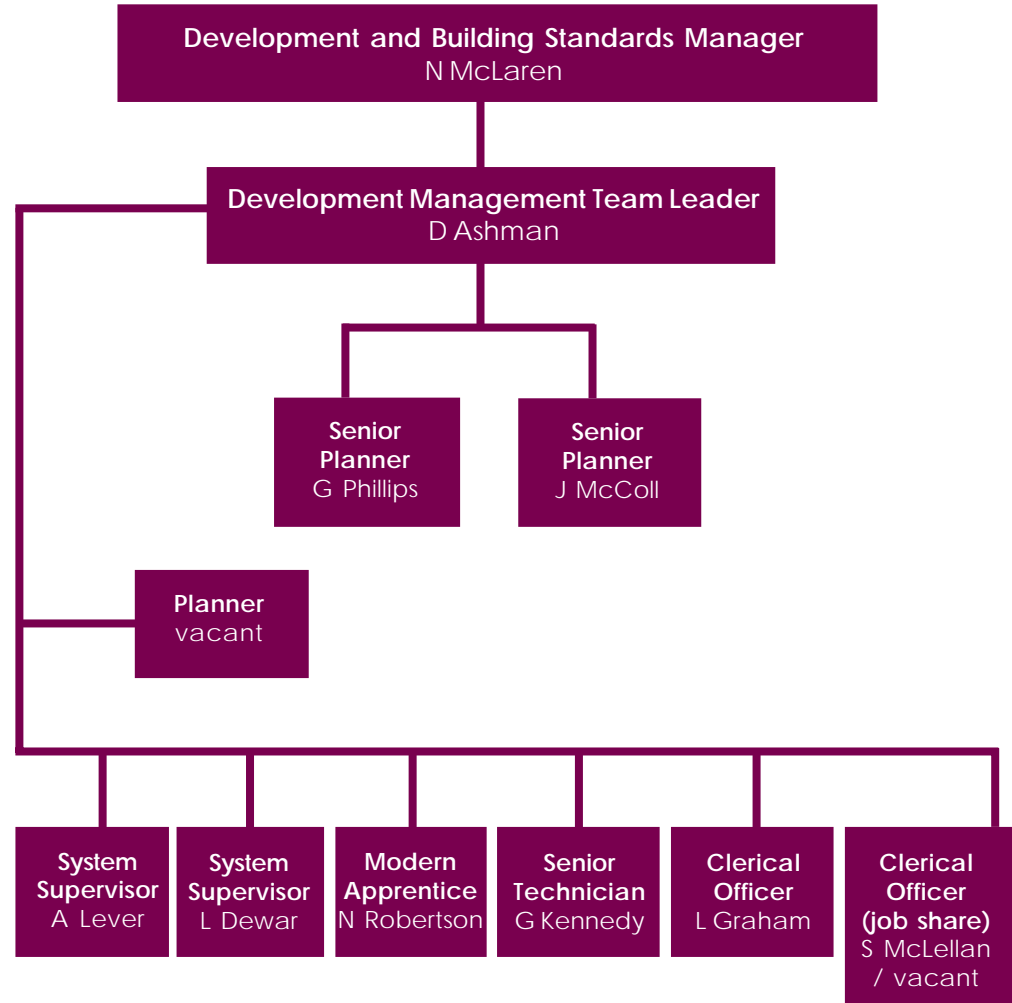


PLANNING PERFORMANCE FRAMEWORK 2016

PLANNING POLICY STRUCTURE
(31 March 2016)



DEVELOPMENT MANAGEMENT STRUCTURE
(31 March 2016)



PLANNING PERFORMANCE FRAMEWORK 2016

PROFESSIONAL STAFF: QUALIFICATIONS AND EXPERIENCE (31 March 2015)

Officer	Membership of Professional Bodies	Qualifications	Experience to Date
Development and Building Standards Manager	MRTPI	BSc. (Hons) in Town Planning	20 years Local Govt. managerial experience. 35 years in Local Govt. Planning (Development Management, Subject Planning, Planning Policy and Implementation).
Development Management Team Leader	MRTPI	BSc. (Hons.) in Geography Diploma in Urban and Regional Planning	14 years Local Govt. supervisory/team leader experience. 29 years in Local Govt. Planning (Development Management, Planning Policy).
Planning Policy Team Leader	MRTPI	BA in Town and Country Planning	14 years Local Govt. supervisory/team leader experience. 38 years in Public Sector Planning (Planning Policy and Implementation).
Senior Planner	MRTPI	BA (Hons.) in Psychology and Geography Diploma in Town and Country Planning	25 years in Local Govt. Planning (Planning Policy and Implementation).
Senior Planner	MRTPI	BA (Hons.) in Town & Country Planning	32 years in Local Govt. Planning (Development Management).
Planner	MRTPI	BSc. in Town and Regional Planning	14 years in Public Sector Planning (Development Management, Planning Policy and Implementation).
Planner	MRTPI	MA (Hons.) in Geography and Sociology Masters in Urban and Regional Planning	11 years in Local Govt. Planning (Planning Policy).
Planner	MRTPI	BA (Hons) in Sociology and Social Policy Msc. in Sustainable Rural Development and Environmental Management	4 years in Local Govt. Planning (Planning Policy).

PLANNING PERFORMANCE FRAMEWORK

2016

EMPLOYEE NUMBERS AND PROFILE (31 March 2016)

Head of Regeneration and Planning Service: Tier 3

	Managers		Main Grade Posts		Technician Posts		Office Support / Clerical		Totals
	No. Posts	Vacant	No. Posts	Vacant	No. Posts	Vacant	No. Posts	Vacant	
Development Management	1	0	3	1	1	0	4.5	0.5	11
Development Planning	0	1	4	0	2	0	0	0	7
Enforcement Staff	0	0	0	0	0	0	0	0	0
Cross Service / Other Planning	0	0	2	0	0	0	0	0	2

Staffing Profile	Number
Under 30	1
30 - 39	6
40 - 49	2
50 and over	9



Community Centre, Kilmacolm

(Note: Total posts excluding head of service = 20, total post holders including job share = 21; vacancies 2.5, current number of staff excluding head of service = 18)

PLANNING PERFORMANCE FRAMEWORK 2016

COMMITTEES AND SITE VISITS

The Council's Environment and Regeneration Committee considers planning policy matters, while the Planning Board determines planning applications. The Environment and Regeneration Committee meets on an 8 week cycle, and the Planning Board sits on the first Wednesday of each month when there are cases to consider. There is a summer recess, with no meeting taking place in July. Site visits may be requested and agreed at Planning Board meetings, with the site visit occurring in advance of the next timetabled Board meeting. The Local Review Body is timetabled to meet immediately after each Planning Board meeting, although it will only sit when there are cases to be considered.

Full Council Meetings	6
Environment and Regeneration Committee meetings	7
Planning Board meetings	7
Planning Board site visits	5
Local Review Body	6
Local Review Body site visits	3



Dutch Gable House, William Street, Greenock

PLANNING PERFORMANCE FRAMEWORK 2016

BUDGET 2015-16

Budgets	Budget	Costs		Income
		Direct	Indirect	
Planning Service	£556,630			£264,730
Development Management	£171,460	£316,220	£110,740	£255,500
Development Planning	£385,170	£275,580	£118,820	£9,230
Enforcement	-	-	-	-

Notes:

- Direct staff costs cover gross pay, including overtime, national insurance and the superannuation contribution.
- Indirect costs include all other costs attributable to operating the service.
- Income include planning fees for applications and deemed applications and deed plan fees.
- No income is received from property and planning searches.
- Enforcement resources are included in the Development Management budget.
- 2015-16 Local Finance Return is not submitted until November 2016. The above figures are based on the 2015-16 budget at April 2015 and will vary from the March 2016 figures included in the Local Finance Return.



APPENDIX

Pages 46-50 Performance Markers

PLANNING PERFORMANCE FRAMEWORK

2016

APPENDIX: PERFORMANCE MARKERS

The Scottish Government will assess the performance of Inverclyde Council against the performance markers listed below. Evidence of the Council's performance against the markers is listed.

DRIVING IMPROVED PERFORMANCE

Performance Marker	Source / Evidence
Decision making: continuous evidence of reducing average timescales for all development types.	<p>The average time to determine all applications in 2014-15 was 6.9 weeks; in 2015-16 the average time reduced to 6.8 weeks.</p> <p>The average time to determine local applications in 2014-15 was 7.0 weeks; in 2015-16 the average time reduced to 6.7 weeks.</p> <p>Source: http://www.scotland.gov.uk/Topics/Statistics/Browse/Planning/Publications</p>
Project management: offer of processing agreements made to prospective applicants in advance of all major applications <u>and</u> availability publicised on planning authority website	<p>No major applications were received in 2015-16: Source: Inverclyde Council Planning Register at http://www.inverclyde.gov.uk/planning-and-the-environment/planning-applications/how-to-view-planning-applications</p> <p>Processing agreements are publicised online in the webpage text at http://www.inverclyde.gov.uk/planning-and-the-environment/planning-applications/applying-for-planning-permission and are recommended for major applications in the Development Management Charter (linked document on http://www.inverclyde.gov.uk/planning-and-the-environment/planning-applications/development-management-how-we-perform).</p>
<p>Early collaboration with applicants and consultees on planning applications:</p> <ul style="list-style-type: none"> - availability and promotion of pre-application discussions - clear and proportionate requests for supporting information. 	<p>Availability of pre application advice is publicised online in the webpage text at http://www.inverclyde.gov.uk/planning-and-the-environment/planning-applications/applying-for-planning-permission and in the Supplementary Guidance on Planning Application Advice Notes (linked document on http://www.inverclyde.gov.uk/planning-and-the-environment/planning-applications/applying-for-planning-permission).</p> <p>Requirements for supporting information and developer contributions are provided in the Development Management Charter (linked document on http://www.inverclyde.gov.uk/planning-and-the-environment/planning-applications/planning-application-procedures) and in Planning Guidance on Developer Contributions (linked document on http://www.inverclyde.gov.uk/planning-and-the-environment/planning-policy/development-planning/ldp).</p>

PLANNING PERFORMANCE FRAMEWORK

2016

Performance Marker	Source / Evidence
<p>Legal agreements: conclude (or reconsider) applications within 6 months of 'resolving to grant'</p>	<p>Two applications were the subject of legal agreement in 2015-16:</p> <p>Planning application 14/0302/IC: The Planning Board resolved to grant planning permission on 4 March 2015. The legal agreement was concluded and planning permission issued 10 July 2015.</p> <p>Planning application 15/0286/IC: It was resolved to grant planning permission for this delegated application on 15 January 2016. The legal agreement was concluded and planning permission issued 8 March 2016.</p> <p>Source: Scottish Government Planning Authority Performance Statistics and Inverclyde Council Planning Register (linked search at https://planning.inverclyde.gov.uk/Online/search.do?action=simple&searchType=Application).</p>
<p>Enforcement charter updated / re-published</p>	<p>The Enforcement Charter was updated in January 2015 (linked document on http://www.inverclyde.gov.uk/planning-and-the-environment/planning-enforcement).</p>
<p>Continuous improvement:</p> <ul style="list-style-type: none"> - show progress / improvement in relation to PPF National Headline Indicators - progress ambitious and relevant service improvement commitments identified through PPF report 	<p>The Local Development Plan was adopted in August 2014 (linked document on http://www.inverclyde.gov.uk/planning-and-the-environment/planning-policy/development-planning).</p> <p>The Development Plan Scheme and Participation Statement is updated annually, most recently in March 2016. (linked document on https://www.inverclyde.gov.uk/planning-and-the-environment/planning-policy/development-planning/development-plan-scheme-and-participation-statement).</p> <p>All Local Development Plan Action Programme commitments were met in 2015-16. The Carbon Management Plan and the Public Bodies Duties Action Plan are updated annually, as is the Audit of Vacant and Derelict Land and Green Belt monitoring (linked document LDP Action Programme 2014 on http://www.inverclyde.gov.uk/planning-and-the-environment/planning-policy/development-planning/ldp).</p> <p>Effective land supply is 1370 units (5 years) and 2050 (7 years). Source: Draft 2016 Housing Land Audit.</p> <p>The planning application approval rate increased from 93% in 2014-15 to 95% in 2015-16. (Source: Scottish Government Planning Authority Performance Statistics).</p>

PLANNING PERFORMANCE FRAMEWORK

2016

Performance Marker	Source / Evidence
<p>Continuous improvement:</p> <ul style="list-style-type: none"> - show progress / improvement in relation to PPF National Headline Indicators - progress ambitious and relevant service improvement commitments identified through PPF report 	<p>The planning application delegation rate increased from 96% in 2014-15 to 97% in 2015-16. (Source: Scottish Government Planning Authority Performance Statistics).</p> <p>The number of legacy planning application cases reduced from 19 at the end of 2014-15 to 16 at the end of 2015-16. (Source: Scottish Government Planning Authority Performance Statistics).</p> <p>The average time to determine all applications in 2014-15 was 6.9 weeks; in 2015-16 the average time reduced to 6.8 weeks. (Source: Scottish Government Planning Authority Performance Statistics).</p> <p>The average time to determine local applications in 2014-15 was 7.0 weeks; in 2015-16 the average time reduced to 6.7 weeks. (Source: Scottish Government Planning Authority Performance Statistics).</p> <p>The Enforcement Charter was updated in January 2015 (linked document on http://www.inverclyde.gov.uk/planning-and-the-environment/planning-applications/planning-enforcement).</p> <p>The six Service improvements for 2015-16 were fully achieved.</p>

PLANNING PERFORMANCE FRAMEWORK 2016

PROMOTING THE PLAN-LED SYSTEM

Performance Marker	Source / Evidence
LDP (or LP) less than 5 years since adoption	The Local Development Plan was adopted in August 2014 (Linked document on http://www.inverclyde.gov.uk/planning-and-the-environment/planning-policy/development-planning).
Development plan scheme demonstrates next LDP: <ul style="list-style-type: none"> - on course for adoption within 5-year cycle - project planned and expected to be delivered to planned timescale 	The Local Development Plan was adopted in August 2014 and an updated Action Programme was published in November 2014. The Development Plan Scheme and Participation Statement was published in March 2015 and updated in March 2016. (Linked document on http://www.inverclyde.gov.uk/planning-and-the-environment/planning-policy/development-planning/ldp).
Elected members engaged early (pre-MIR) in development plan preparation	The Development Plan Scheme and Participation Statement 2016 details the timescale and method of engagement with engagement commencing in March 2016 (Linked document on http://www.inverclyde.gov.uk/planning-and-the-environment/planning-policy/development-planning).
Cross-sector stakeholders, including industry, agencies and Scottish Government, engaged early (pre-MIR) in development plan preparation	The Development Plan Scheme and Participation Statement 2016 details the timescale and method of engagement with engagement commencing in March 2016 (Linked document on http://www.inverclyde.gov.uk/planning-and-the-environment/planning-policy/development-planning).
Production of regular and proportionate policy advice, for example through SPGs, on information required to support applications	Requirements for supporting information are provided in the Council's Development Management Charter. (Linked document on http://www.inverclyde.gov.uk/planning-and-the-environment/planning-applications/planning-application-procedures). Six Supplementary Guidance documents to the Local Development Plan have been adopted. These cover Enabling Development, Renewable Energy, the Green Network, Affordable Housing, Local Development Frameworks and Planning Application Advice Notes. (Linked documents on http://www.inverclyde.gov.uk/planning-and-the-environment/planning-policy/development-planning/ldp). New Planning Guidance on Developer Contributions has been adopted in order to provide detailed information on the methodology and processes for calculating and securing contributions. (linked document on http://www.inverclyde.gov.uk/planning-and-the-environment/planning-policy/development-planning/ldp).

PLANNING PERFORMANCE FRAMEWORK

2016

SIMPLIFYING AND STREAMLINING

Performance Marker	Source / Evidence
Corporate working across services to improve outputs and services for customer benefit (e.g. protocols; joined-up services; single contact; joint pre-application advice)	Cross function working with the Council's Strategic Housing Team and Economic Development Team in the delivery of housing and business opportunities, and with roads and building standards officers pre-application. Close working with Riverside Inverclyde and River Clyde Homes in bringing forward and enhancing urban regeneration projects. <i>Source: Inverclyde Council website.</i>
Sharing good practice, skills and knowledge between authorities	Benchmark with East Renfrewshire, East Dunbartonshire, North Ayrshire, Renfrewshire and West Dunbartonshire Councils; examined best practice on issues including neighbour notification, restoration and landscaping bonds, archaeology advice and high hedges. Source: Benchmarking Group minutes, summary position page 25.

DELIVERING DEVELOPMENT

Performance Marker	Source / Evidence
Stalled sites/legacy cases: conclusion/ withdrawal of planning applications more than one year old	Applicants in "stalled cases" were contacted resulting in 2 planning applications being withdrawn. Overall the total number of legacy cases at the end of 2015-16 is 16, down from 19 at the end of 2014-15. <i>Sources: www.gov.scot/Topics/Statistics/Browse/Planning/Publications</i>
Developer contributions: clear and proportionate expectations - set out in development plan (and/or emerging plan,) and - in pre-application discussions	The circumstances in which developer contributions may be required to facilitate new development are set out in Policies RES 4, TRA4 and ENV5 in the Local Development Plan and associated Supplementary Guidance on Planning Application Advice Notes, the Development Management Charter and the Green Network. Further detailed information on the methodology and processes for calculating and securing contributions are provided in non-statutory Planning Guidance on Developer Contributions. (Local Development Plan, Supplementary Guidance on the Green Network and Planning Guidance on Developer Contributions linked documents on http://www.inverclyde.gov.uk/planning-and-the-environment/planning-policy/development-planning/ldp ; Supplementary Guidance on Planning Application Advice Notes and the Development Management Charter linked documents on http://www.inverclyde.gov.uk/planning-and-the-environment/planning-applications/applying-for-planning-permission).

Inverclyde
council

Regeneration and Planning
Inverclyde Council
Municipal Buildings
Clyde Square
Greenock
PA15 1LY