

**Report To:** Safe, Sustainable Communities Committee

**Date:** 31 August 2010

**Report By:** Corporate Director, Regeneration and  
Environment

**Report No:**  
**SS/10/09/01/SJ/NM**

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Building Standards Manager

**Subject:** Development Management Performance

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## 1.0 PURPOSE

- 1.1 This report advises on the performance of the Development Management Team working within the Regeneration and Planning Service.

## 2.0 SUMMARY

- 2.1 The principal aim of the Development Management Team is to consider planning applications, seeking to ensure that development is undertaken in accordance with national and development plan policies and in the interests of the community as a whole. In 2009-10 402 planning applications were determined, generating a fee income of £221,050. While application numbers increased by 81 (20.1%) from 2007-8, fee income dropped by £99,555 as the number of larger fee generating proposals declined.
- 2.2 Planning applications contribute significantly to the local economy. The Development Management team add value to the process by ensuring that applications are determined promptly and, where appropriate, changes to proposals are negotiated to ensure high quality development and a low refusal rate.
- 2.3 Scottish Government Planning Performance Statistical Data for 2008-09 has been published. The planning application determination time indicator is recognised as the key measure of overall performance. Inverclyde Council determined 72.6% of all applications within 2 months, which is 12.1% above the national average and places Inverclyde as the 6<sup>th</sup> top performer. For the 3 month period, Inverclyde Council determined 85.6%, 10.9% above average and 5<sup>th</sup> placed. Inverclyde Council's approval rate is 95.8% and is the 6<sup>th</sup> highest in Scotland and leads the rate for predominantly urban councils. In 13 of the 14 measured performance indicators Inverclyde Council performs above average. In 8 of the indicators Inverclyde Council are in the upper quartile of the performers.
- 2.4 As a consequence of the Government's modernising planning agenda, the composition of statistical returns has changed. Where comparison can be drawn, figures for 2009-10 indicate that performance has improved, although at this stage figures are not available to allow comparison with other authorities.

## 3.0 RECOMMENDATION

- 3.1 It is recommended that the Committee notes the position.

## 4.0 BACKGROUND

4.1 The principal aim of the Development Management team is to consider planning applications, seeking to ensure that development is undertaken in accordance with national and development plan policies and in the interests of the community as a whole. In 2009-10 402 planning applications were determined, generating a fee income of £221,050. While application numbers increased by 81 (20.1%) from 2007-8, fee income dropped by £99,555 as the number of larger fee generating proposals declined.

Planning applications contribute significantly to the local economy. The Development Management team add value to the process by ensuring that applications are determined promptly and, where appropriate, changes to proposals are negotiated to ensure high quality development and a low refusal rate.

## 5.0 PERFORMANCE

5.1 Scottish Government Planning Performance Statistical Data for 2008-09 has been published. The planning application determination time indicator is recognised as the key measure of overall performance. Inverclyde Council determined 72.6% of all applications within 2 months, which is 12.1% above the national average and places Inverclyde as the 6<sup>th</sup> top performer. For the 3 month period, Inverclyde Council determined 85.6%, 10.9% above average and 5<sup>th</sup> placed. Inverclyde Council's approval rate is 95.8%, and is the 6<sup>th</sup> highest in Scotland and leads the rate for urban dominated councils. In 13 of the 14 measured performance indicators Inverclyde Council performs above average. In 8 of the indicators Inverclyde Council are in the upper quartile of the performers.

5.2 Figures for 2009-10 indicate overall performance improvement, although at this stage figures are not available to allow comparison with other authorities. In some cases direct comparison with previous returns is not possible due to changes to application categories following changes introduced by the Planning etc. (Scotland) Act 2006.

5.3 The Scottish Government Planning Performance Statistical Data for 2008-9, with available data for 2009-10 for comparison, is detailed as follows:

All planning applications determined within 2 months:

Inverclyde	72.6%	National average	60.5%	Position	6 <sup>th</sup>	2009-10	74.9%
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All planning applications determined within 3 months:

Inverclyde	85.6%	National average	74.7%	Position	5 <sup>th</sup>	2009-10	87.0%
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All householder planning applications determined within 2 months:

Inverclyde	84.9%	National average	77.4%	Position	12 <sup>th</sup>	2009-10	85.1%
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All householder planning applications determined within 3 months:

Inverclyde	93.2%	National average	88.3%	Position	14 <sup>th</sup>	2009-10	94.1%
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All major planning applications determined within 4 months:

Inverclyde	57.1%	National average	28.1%	Position	5 <sup>th</sup>	2009-10	58.8%
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All minor planning applications determined within 2 months:

Inverclyde	31.3%	National average	33.9%	Position	20 <sup>th</sup>	2009-10	n/a
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All major business and industry planning applications determined within 4 months:

Inverclyde	66.7%	National average	46.0%	Position	6 <sup>th</sup>	2009-10	n/a
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All minor business and industry planning applications determined within 2 months:

Inverclyde	73.0%	National average	52.5%	Position	4 <sup>th</sup>	2009-10	n/a
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All other major planning applications determined within 4 months:  
Inverclyde 92.3% National average 47.7% Position 4th 2009-10 n/a

All other minor planning applications determined within 2 months:  
Inverclyde 78.5% National average 59.7% Position 2nd 2009-10 n/a

All telecommunication planning applications determined within 2 months:  
Inverclyde 66.7% National average 65.3% Position 16<sup>th</sup> 2009-10 n/a

All listed building and conservation area consent applications determined within 2 months:

Inverclyde 31.8% National average 30.9% Position 11<sup>th</sup> 2009-10 35.5%

All advertisement consent applications determined within 2 months:

Inverclyde 81.3% National average 74.0% Position 10<sup>th</sup> 2009-10 95.6%

Approval rates

Inverclyde 95.8% National average 91.7% Position 6<sup>th</sup> 2009-10 93.5%

## **6.0 IMPLICATIONS**

6.1 **Legal:** None.

6.2 **Finance:** None

6.3 **Personnel:** None

## **7.0 CONSULTATION**

7.1 **Chief Financial Officer:** No financial implications.

7.2 **Head of Legal and Democratic Services:** No legal implications.

7.3 **Head of Organisational Development, HR and Performance:** No personnel implications.

## **8.0 CONCLUSIONS**

8.1 It is recommended that the Committee notes the position.

## **9.0 BACKGROUND PAPERS**

9.1 Scottish Government Planning Performance Statistical Data for 2007-09  
Inverclyde Council planning statistical returns