



Business Bulletin

Planning Committee

2.00pm, Wednesday, 11 August 2021

Planning Committee

Convener:	Members:	Contacts:
<p data-bbox="129 237 475 264">Councillor Neil Gardiner</p>  <p data-bbox="129 734 496 801">Vice-Convener Councillor Maureen Child</p> 	<p data-bbox="603 237 959 815">Councillor Chas Booth Councillor Lezley Marion Cameron Councillor George Gordon Councillor Max Mitchell Councillor Joanna Mowat Councillor Hal Osler Councillor Cameron Rose Councillor Alex Staniforth Councillor Ethan Young</p>	<p data-bbox="986 237 1485 439">Veronica MacMillan Committee Services 0131 529 4283 veronica.macmillan@edinburgh.gov.uk</p> <p data-bbox="986 483 1433 600">David Givan Chief Planning Officer david.givan@edinburgh.gov.uk</p>

Planning Time Performance Information – Quarter 1 2021/22

Time performance statistics for Quarter 1 are provided as an appendix to this Bulletin.

They use the Scottish Government's headline indicators, which measure decision making times by the average number of weeks in which applications without processing agreements or agreed time extensions are determined. The national indicators look at major, local (non-householder) and householder developments. The appended statistics present information on listed building consent and advert applications in a similar way. Enforcement cases are presented using the same indicators as in previous years.

The time performance information for last year (2020/21) uses figures checked by the Scottish Government. The figures for the most recent quarter are interim figures and may not include stop-the-clock periods.

In previous years figures for local developments included non-planning application cases which are not counted in the headline Scottish Government indicators (specifically some prior approval and telecommunication cases). The figures presented for 2021/22 now exclude these in order to better reflect the national headline indicators. The adjustment reduces caseload figures for local developments by approximately 100.

The appended charts show that in Q1:

- All of the six major applications determined had processing agreements or agreed extensions of time. This is only the second time that this has been achieved.
- Average decision times for local developments (14.2 weeks) were similar to the previous quarter and longer than Council's average for 2020/21 (13.1 weeks) and the national average for 2020/21 (12.4 weeks). This is due to the large volume of cases received in the previous six months, the impact of the COVID-19 lockdown on staff, and the clearance of long-term legacy cases.
- Average decision times for householder developments (7.5 weeks) were comparable to the

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Council's average for 2020/21 (7.6 weeks), which was faster than the national average for 2020/21 (8.1 weeks). A record number of householder applications were received and determined in this quarter.

Across all relevant application types, the service determined 1,076 applications during Q1. This is higher than the previous quarter, which in turn is higher than any other quarter in the last two years. Overall, 1,129 relevant applications were submitted in Q1, also an increase and a record, when the adjustment in scope of applications counted as locals is taken into account.

The appended charts also provide information and brief commentary on enforcement cases and legal agreements. Progress in reducing the number of legal agreements over six months from minded-to-grant continues to be made.

Continuing the Planning and Building Standards service during Coronavirus restrictions

Planning and Building Standards staff are continuing to work from home during the pandemic. This has allowed a good level of service to be maintained with applications continuing to be processed and determined.

New ways of working, such as video inspections for building standards, have been developed to allow the service to continue to be provided. As the level of health risk from coronavirus reduces and government advice changes, the service will continue to adapt with the objective of providing good service its customers within the context of safeguarding the health and safety of staff and customers.

While libraries and Council offices were closed, weekly lists of applications were not published online. As libraries reopen, it will be possible to view weekly lists at libraries. A "how to" guide is being prepared for use by library staff and customers.

HISTORIC ENVIRONMENT SCOTLAND

Historic Environment Scotland (HES) are inviting responses to a [consultation on proposals to refresh their Grants Framework](#). It has been more than five years since the last refresh of HES's grant programmes, which they are now proposing to review and update. The consultation opened on 26 July 2021 and will close on 6 September 2021.

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The changes proposed are intended to bring about a more streamlined and strategic set of grant programmes. A set of six priorities are proposed:

- Grants Priority 1: Increase understanding of and engagement with Scotland's historic environment.
- Grants Priority 2: Enhance communities' use of the historic environment in place making.
- Grants Priority 3: Strengthen the resilience of Scotland's historic environment.
- Grants Priority 4: Use the historic environment as a catalyst for climate action.
- Grants Priority 5: Increase the quality and availability of, and demand for, historic environment skills.
- Grants Priority 6: Increase economic benefits from Scotland's historic environment.

The proposed new priorities place an emphasis on sustainability and community involvement.

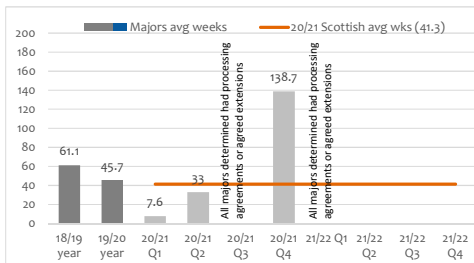
They are also proposing to streamline the grant programmes and to introduce flexibility and align with other funders, by the introduction of a new open programme for project funding called Historic Environment Grants. This new programme would replace the Historic Environment Repair Grant, Historic Environment Support Fund, and some aspects of Archaeology Programme Funding and the Organisational Support Fund. This new approach would enable applicants to apply for capital and activity costs under one programme, rather than making multiple applications.

New Guidance for Repair Grants will also be developed to replace the current Advisory Standards of Repair. In addition to outlining the expected approach and standard of work, this new document will provide clarity on points of grant eligibility, helping applicants to better understand from the outset how much they can apply for, but it will still retain flexibility to allow the specific circumstances of each project to be taken into account. It will also provide clearer guidance about application requirements to help streamline the application process.

It is proposed that the Council notes its support for this refresh.

Major Developments

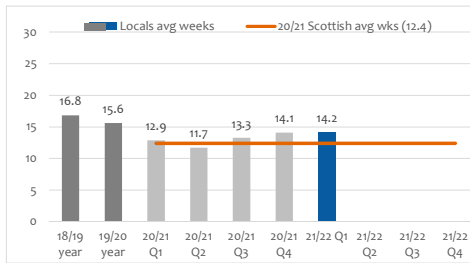
Average Decision Times (weeks) for applications without processing agreements or agreed extensions



Sub	32	27	3	5	7	8	2		
Det	25	30	5	5	6	6	6		
6 month totals:		Sub:8, Det:9		Sub:5, Det:2					
12 month totals:		Sub: 23, Det:22							
12 month average for 20/21:		49.0 wks							

Local (Non-Householder)

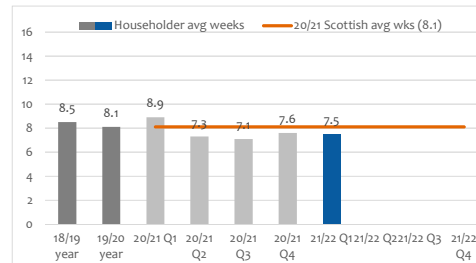
Average Decision Times (weeks) for applications without processing agreements or agreed extensions



Sub *	1061	1082	184	243	285	295	208		
Det*	1082	1000	187	212	244	294	195		
6 month totals:		Sub:427, Det:399		Sub: 580, Det: 538					
12 month totals:		Sub: 1007, Det: 937							
12 month average for 20/21:		13.1 wks							

Householder

Average Decision Times (weeks)



Sub	1464	1611	344	384	509	526	579		
Det	1481	1543	362	317	472	499	548		
6 month totals:		Sub:728, Det:679		Sub: 1035, Det: 971					
12 month totals:		Sub: 1763, Det: 1650							
12 month average for 20/21:		7.6 wks							

Comments:

All six major applications determined in Q1 had processing agreements and/or agreed extensions:

- Two brownfield mixed-use developments, at Fountainbridge and Western Harbour (time extension)
- One brownfield housing-led developments in Corstorphine
- Two greenfield housing-led developments in LDP allocations at Queensferry
- One greenfield housing-led development at Balerno (refused)

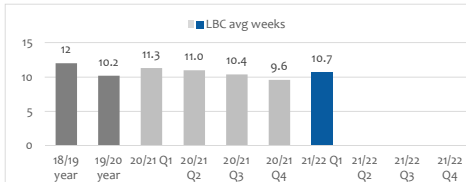
Notes:

- Decision times are from validation to issuing of permission, which includes time for legal agreements to be concluded.
- [Scottish Government](#) headline indicators monitor average decision times for major, local and householder applications without processing agreements or agreed time extensions. The charts show these times for relevant applications
- Quarterly figures for 20/21 are from Scottish Government's checked statistics, and factor in stop-the-clock periods.
- 21/22 Q1 figures have not been verified by Scottish Government and may include additional data eg. stop-the-clock periods
- Submitted & determined figures show all applications (i.e. with and without processing agreements / agreed extensions)

* Pre-21/22 numbers for Local (Non-householder) cases also include some non-planning application cases. 21/22 figures exclude these to better reflect

Listed Building Consents

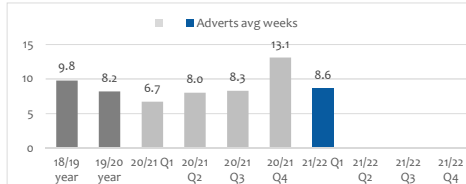
Average Decision Times (weeks)



Sub	1062	1073	169	184	260	295	301			
Det	1082	846	198	121	183	194	285			
6 month totals:			Sub:353, Det:319		Sub:555, Det:377					
12 month totals:			Sub:908, Det:696							
12 month average for 20/21 : 10.5 wks										

Advert consents

Average Decision Times (weeks)



Sub	212	229	33	50	30	37	39			
Det	325	247	32	39	29	54	42			
6 month totals:			Sub:83, Det:71		Sub:67, Det:83					
12 month totals:			Sub:150, Det:154							
12 month average for 20/21 : 9.6 wks										

Enforcement

Short Term Let Enforcement Cases 2021/22					
	(Q4 prev year)	Q1	Q2	Q3	Q4
Number submitted	6	23			
Number closed	54	10			
Number (and %) closed within 6 months (target 80%)	29 (50.1%)	5 (50%)			
	-	6 month %:		6 month %:	
	-	12 month %: (20/21 : 61.5%)			
Number of notices served	0	9			
Number (and %) closed within 6 months (target 80%)	n/a	8 (89.9%)			
	-	6 month %:		6 month %:	
	-	12 month %:- (20/21 : 100%)			
All Other Enforcement Cases 2020/21					
	(Q4 prev year)	Q1	Q2	Q3	Q4
Number submitted	150	225			
Number closed	192	227			
Number (and %) closed within 3 months (target 80%)	121 (63.0%)	174 (76.6%)			
	-	6 month %:		6 month %:	
	-	12 month %: (20/21 : 69.7%)			
Number of notices served	0	3			
Number (and %) closed within 3 months (target 80%)	n/a	1 (33.3%)			
	-	6 month %: (20/21 : n/a)		6 month %: (20/21 : n/a)	
	-	12 month %: (20/21 : n/a)			
Comments: Serving of enforcement notices resumed in Q1. The service has continued to use discretionary enforcement powers, to allow businesses to operate with short term adaptations to Covid-19, before pursuing formal action in many cases.					

Legal Agreements

Legal Agreements	At end Q1	At end Q2	At end Q3	At end Q4
Number of applications at legal agreement stage	36			
Number of applications where more than 6 months since Minded to Grant decision	8			
Comments: Overall pending agreements have increased slightly from end 21/22 (was 34). Actions to reduce number reaching 6+ months continue to be progressed (was 10 at end 20/21)				