


Business Bulletin

Planning Committee

2.00pm, Wednesday, 19 June 2024

Planning Committee

Convener:	Members:	Contacts:
<p>Councillor James Dagleish</p> 	<p>Councillor Alan Beal Councillor Chas Booth Councillor Lezley Marion Cameron Councillor Neil Gardiner Councillor Tim Jones Councillor Martha Mattos Coelho Councillor Amy McNeese-Mechan Councillor Joanna Mowat Councillor Hal Osler Councillor Alex Staniforth</p>	<p>Taylor Ward Committee Services</p> <p>David Givan Chief Planning Officer and Head of Building Standards</p>

Recent News

Background

Planning Performance

Planning performance information for Q1 2024/2025 so far is included in Appendix 1.

Contact: [David Givan](#), Chief Planning Officer and Head of Building Standards

Building Standards Performance

	2023/24				2024/25
	Q1	Q2	Q3	Q4	Q1 so far
Number of first reports	1,001	886	952	943	632
% issued within 20 day target	94%	94%	92%	93%	94%
Number of warrants granted	1,085	884	871	899	528
% issued within 10 day target	93%	90%	89%	92%	92%

Contact: [David Givan](#), Chief Planning Officer and Head of Building Standards

Building Standards performance for Q1 so far (up to 23 May 2023) remains good.

Planning Appeals

Appendix 2 contains information on planning appeals. As Q1 2024/25 is not yet complete, the written summary of this will be provided to the September Planning Committee.

Contact: [David Givan](#), Chief Planning Officer and Head of Building Standards

Seafield

The second round of community engagement on the Seafield draft masterplan is taking place from 14 June to 26 July. An online questionnaire has been created. An in-person engagement event is being held at Portobello Town Hall on 22 June 2024.

Contact: [Iain McFarlane](#), City Plan Programme Director

George Cinema building – Portobello

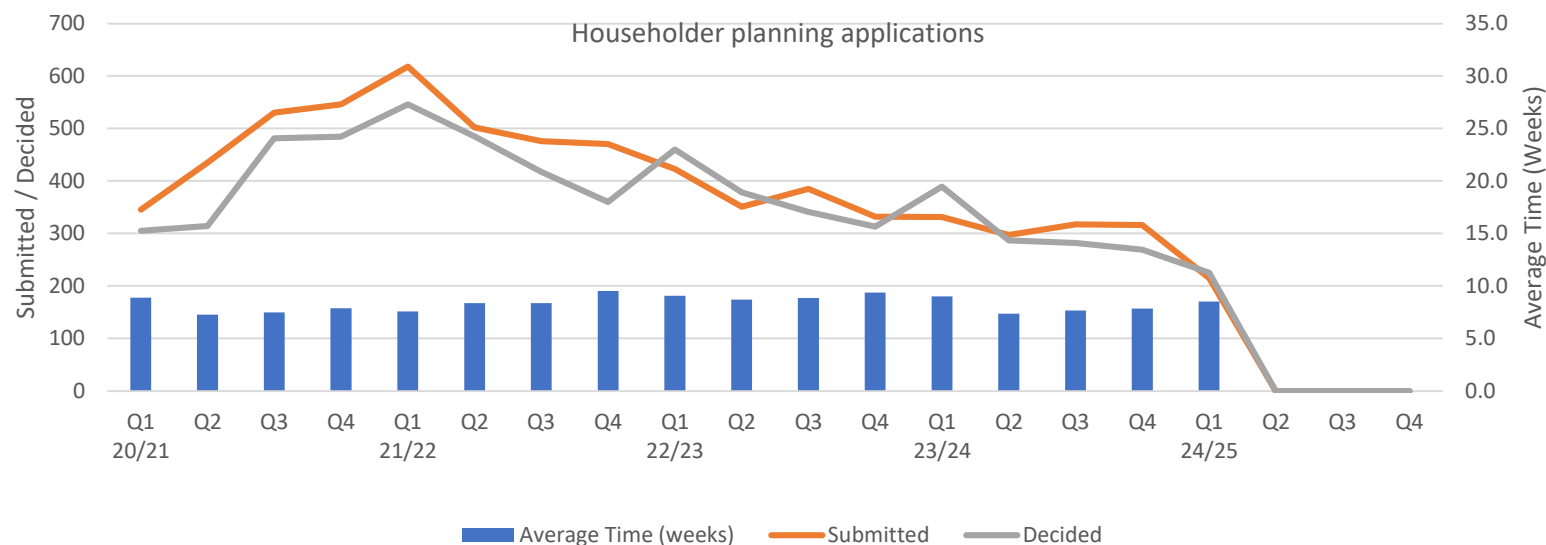
An asbestos specialist inspected the building on 30 May 2024 which informed the Personal Protective Equipment (PPE) that is required for the inspection of the building that will determine the extent (if any) of any deterioration. This inspection is intended to be conducted in early summer 2024.

Contact: [David Givan](#), Chief Planning Officer and Head of Building Standards

Appendix 1 - Planning Time Performance Quarterly Bulletin - Q1 2024/2025

Note: Data for Q1 2024/2025 up to 27 May 2024.

Householder																				
	Q1 20/21	Q2	Q3	Q4	Q1 21/22	Q2	Q3	Q4	Q1 22/23	Q2	Q3	Q4	Q1 23/24	Q2	Q3	Q4	Q1 24/25	Q2	Q3	Q4
Average Time (weeks)	8.9	7.3	7.5	7.9	7.6	8.4	8.4	9.5	9.1	8.7	8.8	9.4	9.0	7.3	7.7	7.9	8.5			
Submitted	345	435	530	546	618	502	476	470	423	351	385	332	331	297	317	316	215	0	0	0
Decided	305	314	481	484	546	485	417	360	460	378	341	313	389	287	282	269	225	0	0	0
12 Month Totals:	Sub: 1856 Dec: 1584				Sub: 2066 Dec: 1808				Sub: 1491 Dec: 1492				Sub: 1261 Dec: 1227				Sub: 215 Dec: 225			
Decided over 2 months (no agreements / extensions)	133	51	70	74	78	126	111	155	203	116	108	130	110	59	54	56	67	0	0	0
Appeals against non determination									0	0	0	0	0	1	2	0	0	1		

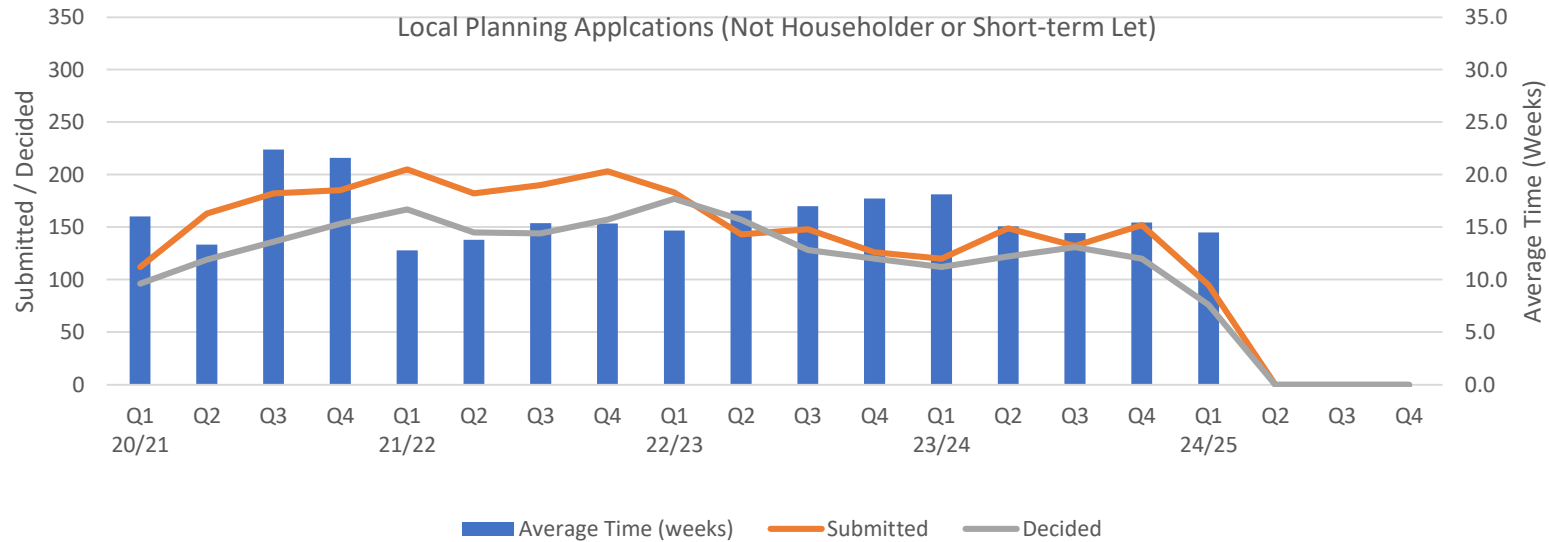


Commentary:

Average timescales for processing householder applications for Q1 so far was 8.5 weeks.

Note: Data for Q1 2024/2025 up to 27 May 2024.

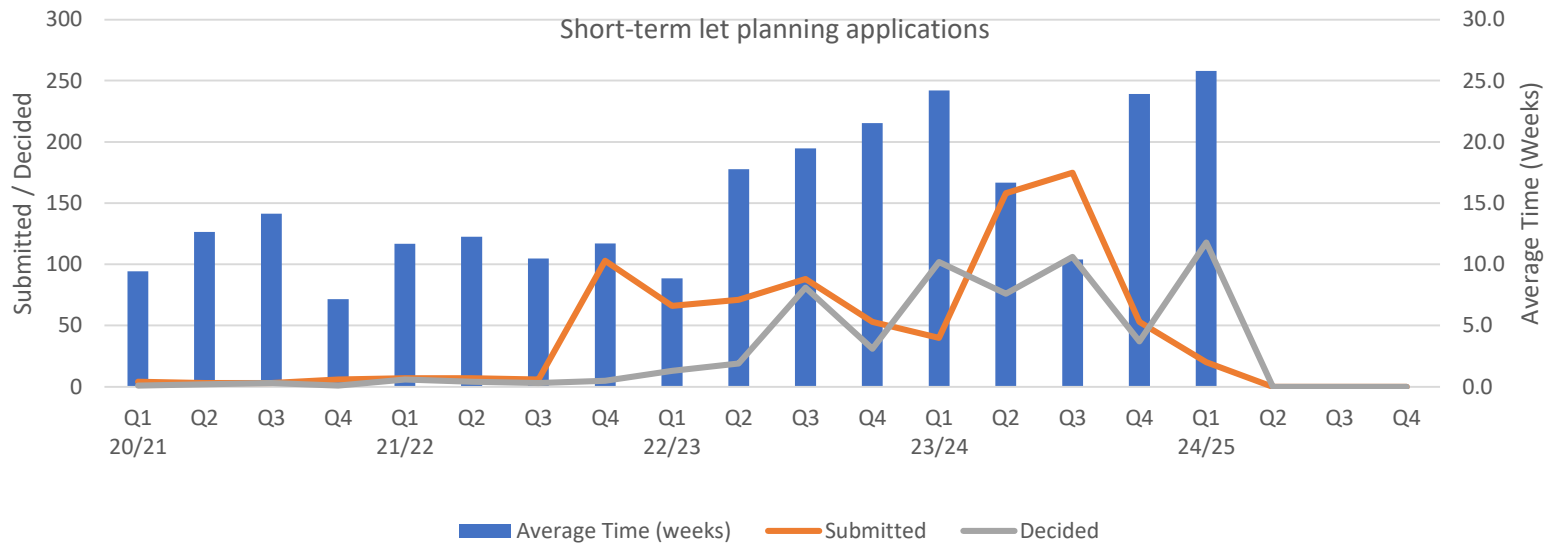
Local (Not Householder or Short-term Let)																				
	Q1 20/21	Q2	Q3	Q4	Q1 21/22	Q2	Q3	Q4	Q1 22/23	Q2	Q3	Q4	Q1 23/24	Q2	Q3	Q4	Q1 24/25	Q2	Q3	Q4
Average Time (weeks)	16.0	13.3	22.4	21.6	12.8	13.8	15.4	15.4	14.7	16.6	17.0	17.7	18.1	15.1	14.4	15.4	14.5			
Submitted	112	163	182	185	205	182	190	203	183	143	148	126	120	149	132	152	95	0	0	0
Decided	96	119	136	153	167	145	144	157	177	157	128	120	112	122	131	120	76	0	0	0
12 Month Totals:	Sub: 642 Dec: 504				Sub: 780 Dec: 613				Sub: 600 Dec: 582				Sub: 553 Dec: 485				Sub: 95 Dec: 76			
Decided over 2 months (no agreements / extensions)	59	52	66	63	71	73	90	103	116	107	74	86	87	72	79	66	41	0	0	0
Appeals against non determination									0	0	0	0	3	0	0	0	3	4		



Commentary: The average time for progressing local applications that are not householder or short-term lets was 14.6 weeks for Q1 so far.

Note: Data for Q1 2024/2025 up to 27 May 2024.

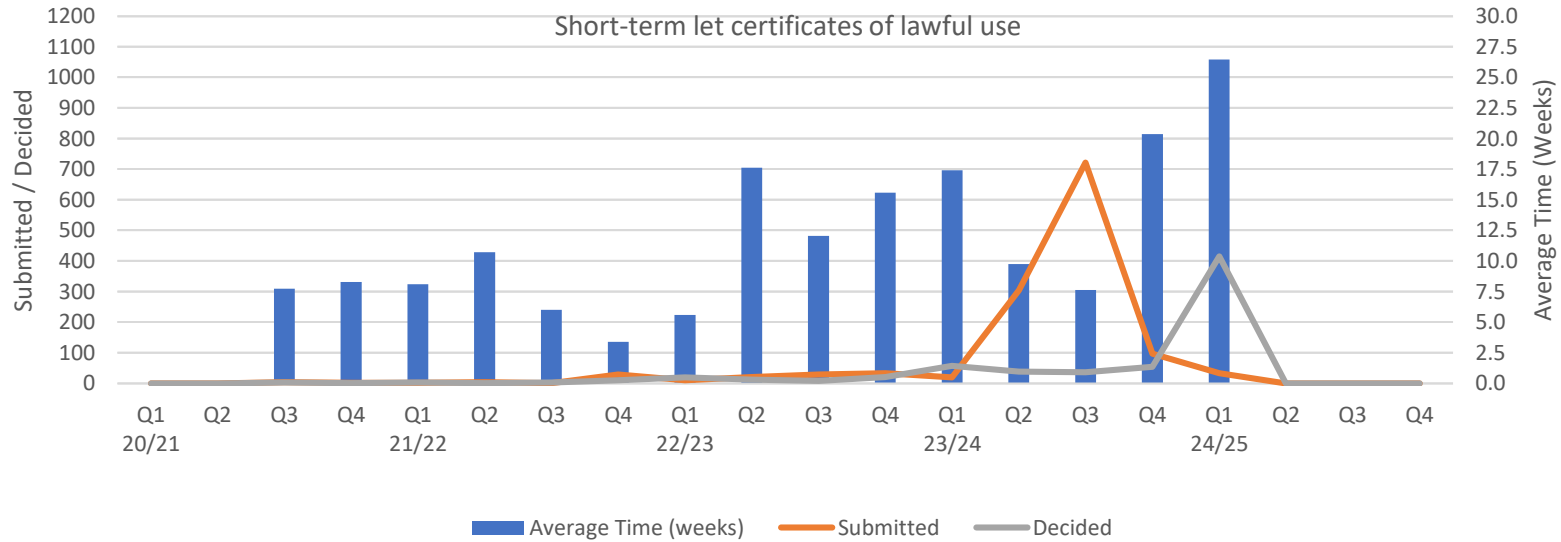
Short-term Let Applications for Planning Permission																				
	Q1 20/21	Q2	Q3	Q4	Q1 21/22	Q2	Q3	Q4	Q1 22/23	Q2	Q3	Q4	Q1 23/24	Q2	Q3	Q4	Q1 24/25	Q2	Q3	Q4
Average Time (weeks)	9.4	12.6	14.1	7.1	11.7	12.3	10.5	11.7	8.8	17.8	19.5	21.5	24.2	16.7	10.4	23.9	25.8			
Submitted	4	3	3	6	7	7	6	103	66	71	88	53	40	158	175	53	20	0	0	0
Decided	1	2	3	1	6	4	3	5	13	19	81	31	102	76	106	37	118	0	0	0
Of which withdrawn	(0)	(0)	(1)	(0)	(2)	(0)	(0)	(1)	(1)	(0)	(31)	(9)	(7)	(5)	(9)	(4)	(2)	(0)	(0)	(0)
12 Month Totals:	Sub: 16 Dec: 7				Sub: 123 Dec: 18				Sub: 278 Dec: 144				Sub: 426 Dec: 321				Sub: 20 Dec: 118			
Decided over 2 months (no agreements / extensions)	1	2	2	0	5	4	3	3	2	19	76	30	101	49	41	35	113	0	0	0
Appeals against non determination																				



Commentary: Average timescales for progressing STL planning applications has increased to 25.9 weeks. This is partly as a result of the large volume of applications the service has been progressing.

Note: Data for Q1 2024/2025 up to 27 May 2024.

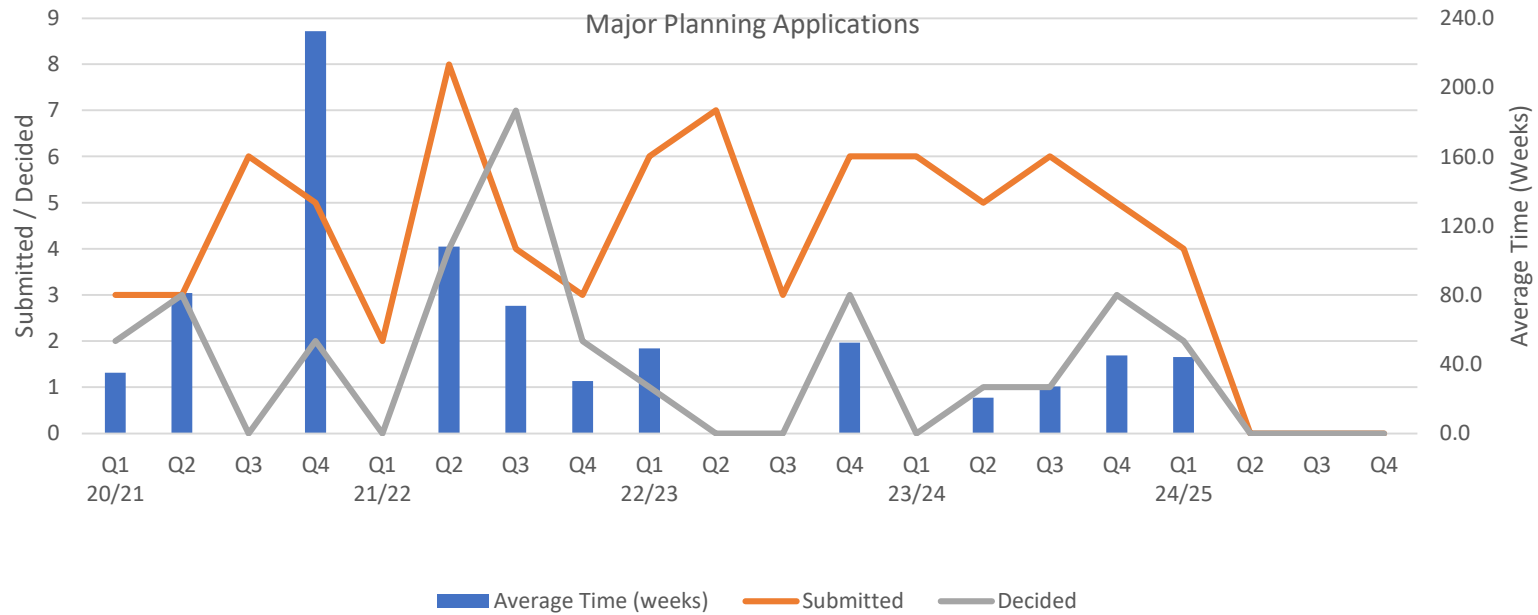
Short-term Let Applications for Certificate of Lawful Use																				
	Q1 20/21	Q2	Q3	Q4	Q1 21/22	Q2	Q3	Q4	Q1 22/23	Q2	Q3	Q4	Q1 23/24	Q2	Q3	Q4	Q1 24/25	Q2	Q3	Q4
Average Time (weeks)			7.7	8.3	8.1	10.7	6.0	3.4	5.6	17.6	12.1	15.6	17.4	9.7	7.6	20.3	26.4			
Submitted	0	0	4	2	2	4	1	29	10	20	29	33	19	304	722	97	33	0	0	0
Decided	0	0	3	1	3	1	3	10	19	12	8	20	57	38	36	54	415	0	0	0
Of which withdrawn	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(1)	(1)	(4)	(1)	(2)	(14)	(375)	(0)	(0)	(0)
12 Month Totals:	Sub: 6 Dec: 4				Sub: 36 Dec: 17				Sub: 92 Dec: 59				Sub: 1142 Dec: 185				Sub: 33 Dec: 415			
Decided over 2 months (no agreements / extensions)	0	0	0	0	1	1	0	0	2	11	6	12	47	8	11	53	402	0	0	0
Appeals against non determination																				



Commentary: There has been an increase in average times to progress STL certificates of lawful use applications to 26.3 weeks so far in Q1. A large number of these

Note: Data for Q1 2024/2025 up to 27 May 2024.

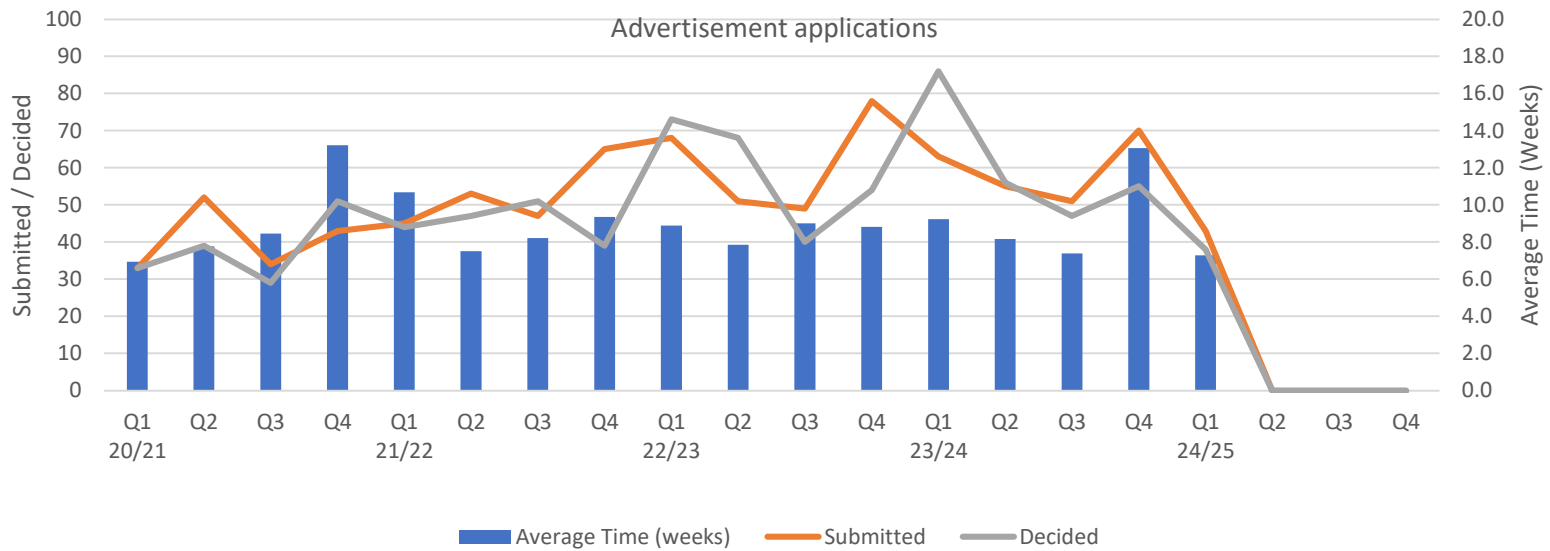
Major																				
	Q1 20/21	Q2	Q3	Q4	Q1 21/22	Q2	Q3	Q4	Q1 22/23	Q2	Q3	Q4	Q1 23/24	Q2	Q3	Q4	Q1 24/25	Q2	Q3	Q4
Average Time (weeks)	35.1	81.0		232.5		107.9	73.8	30.1	49.1			52.5		20.6	27.1	45.0	44.1			
Submitted	3	3	6	5	2	8	4	3	6	7	3	6	6	5	6	5	4	0	0	0
Decided	2	3	0	2	0	4	7	2	1	0	0	3	0	1	1	3	2	0	0	0
12 Month Totals:									Sub: 22 Dec: 4				Sub: 22 Dec: 5				Sub: 4 Dec: 2			
Decided over 2 months (no agreements / extensions)	2	3	0	2	0	4	6	2	1	0	0	3	0	1	1	3	2	0	0	0
Appeals against non determination										0	0	1	0	1	0	1	0	1		



Commentary:
Average timescales for determining major applications was 44 weeks so far in Q1.

Note: Data for Q1 2024/2025 up to 27 May 2024.

Advertisements																				
	Q1 20/21	Q2	Q3	Q4	Q1 21/22	Q2	Q3	Q4	Q1 22/23	Q2	Q3	Q4	Q1 23/24	Q2	Q3	Q4	Q1 24/25	Q2	Q3	Q4
Average Time (weeks)	6.9	7.8	8.5	13.2	10.7	7.5	8.2	9.4	8.9	7.8	9.0	8.8	9.2	8.2	7.4	13.1	7.3			
Submitted	33	52	34	43	45	53	47	65	68	51	49	78	63	55	51	70	43	0	0	0
Decided	33	39	29	51	44	47	51	39	73	68	40	54	86	56	47	55	38	0	0	0
12 Month Totals:	Sub: 162 Dec: 152				Sub: 210 Dec: 181				Sub: 246 Dec: 235				Sub: 239 Dec: 244				Sub: 43 Dec: 38			
Decided over 2 months (no agreements / extensions)	4	8	4	22	14	13	12	19	21	16	10	17	43	18	11	14	6	0	0	0

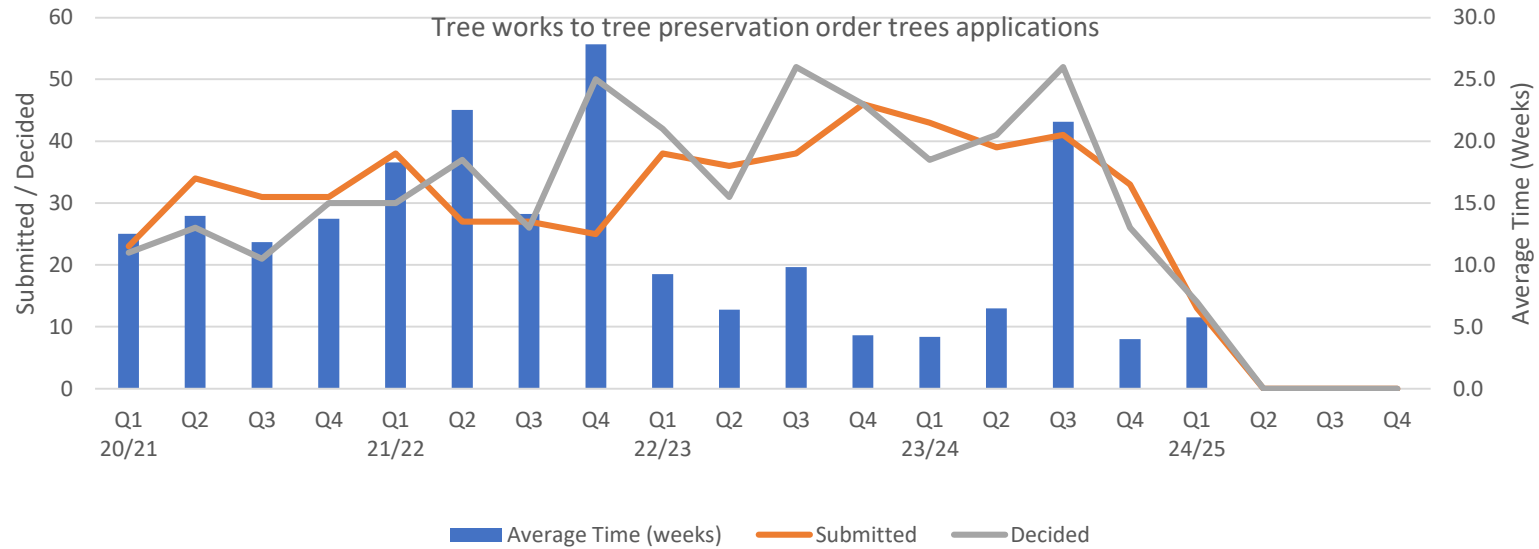


Commentary:

Average timescales for processing advertisement applications was 7.2 weeks. This is an improvement in comparison with the previous quarter.

Note: Data for Q1 2024/2025 up to 27 May 2024.

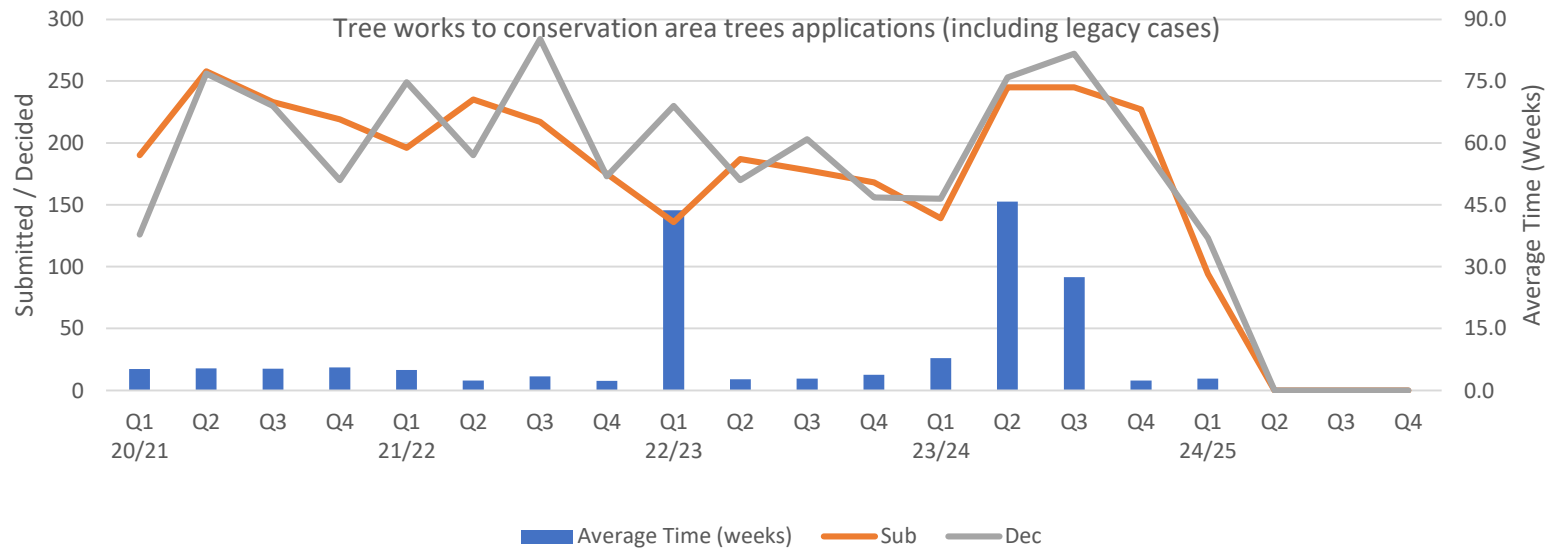
Tree works to Tree Preservation Order Tree																				
	Q1 20/21	Q2	Q3	Q4	Q1 21/22	Q2	Q3	Q4	Q1 22/23	Q2	Q3	Q4	Q1 23/24	Q2	Q3	Q4	Q1 24/25	Q2	Q3	Q4
Average Time (weeks)	12.5	14.0	11.9	13.7	18.3	22.5	14.1	27.8	9.2	6.4	9.8	4.3	4.2	6.5	21.6	4.0	5.8			
Submitted	23	34	31	31	38	27	27	25	38	36	38	46	43	39	41	33	13	0	0	0
Decided	22	26	21	30	30	37	26	50	42	31	52	46	37	41	52	26	14	0	0	0
12 Month Totals:	Sub: 119 Dec: 99				Sub: 117 Dec: 143				Sub: 158 Dec: 171				Sub: 156 Dec: 156				Sub: 13 Dec: 14			



Commentary:
Applications for tree works to TPO tree have taken 5.8 weeks on average for Q1 so far.

Note: Data for Q1 2024/2025 up to 27 May 2024.

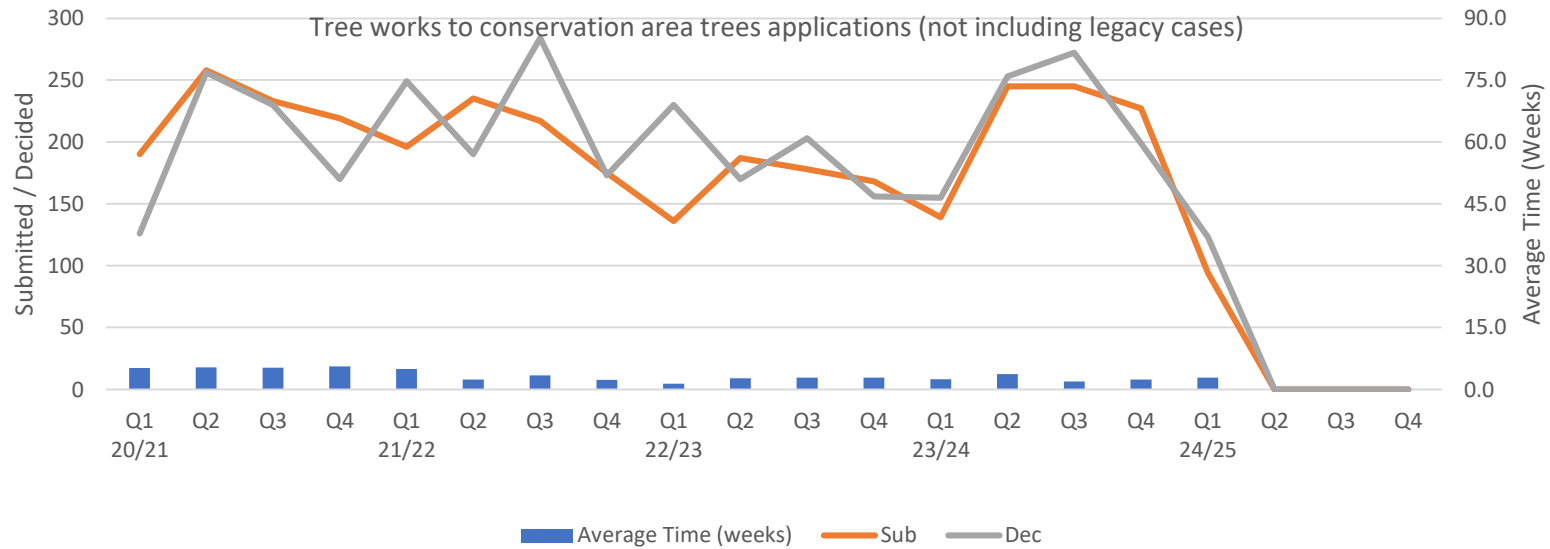
Tree works to Conservation Area Tree																				
	Q1 20/21	Q2	Q3	Q4	Q1 21/22	Q2	Q3	Q4	Q1 22/23	Q2	Q3	Q4	Q1 23/24	Q2	Q3	Q4	Q1 24/25	Q2	Q3	Q4
Average Time (weeks)	5.2	5.4	5.3	5.5	4.9	2.4	3.4	2.3	43.7	2.7	2.9	3.8	7.8	45.7	27.4	2.4	2.9			
Sub	190	258	233	219	196	235	217	175	136	187	178	168	139	245	245	227	94	0	0	0
Dec	126	256	230	170	249	190	284	173	230	170	203	156	155	253	272	199	123	0	0	0
12 Month Totals:	Sub: 900 Dec: 782				Sub: 823 Dec: 896				Sub: 669 Dec: 759				Sub: 856 Dec: 879				Sub: 94 Dec: 123			



Commentary:
Average timescale so for tree works applications for those trees that are in a conservation area is 2.9 weeks for Q1 so far.

Note: Data for Q1 2024/2025 up to 27 May 2024.

Tree works to Conservation Area Tree					Legacy cases omitted															
	Q1 20/21	Q2	Q3	Q4	Q1 21/22	Q2	Q3	Q4	Q1 22/23	Q2	Q3	Q4	Q1 23/24	Q2	Q3	Q4	Q1 24/25	Q2	Q3	Q4
Average Time (weeks)	5.2	5.4	5.3	5.5	4.9	2.4	3.4	2.3	1.4	2.7	2.9	2.8	2.4	3.7	1.9	2.4	2.9			
Sub	190	258	233	219	196	235	217	175	136	187	178	168	139	245	245	227	94	0	0	0
Dec	126	256	230	170	249	190	284	173	230	170	203	156	155	253	272	199	123	0	0	0
12 Month Totals:	Sub: 900 Dec: 782				Sub: 823 Dec: 896				Sub: 669 Dec: 759				Sub: 856 Dec: 879				Sub: 94 Dec: 123			



Commentary:

Average timescale so for tree works applications for those trees that are in a conservation area and which are not legacy cases was 2.4 weeks

Note: Data for Q1 2024/2025 up to 27 May 2024.

Enforcement Overall																				
	Q1 20/21	Q2	Q3	Q4	Q1 21/22	Q2	Q3	Q4	Q1 22/23	Q2	Q3	Q4	Q1 23/24	Q2	Q3	Q4	Q1 24/25	Q2	Q3	Q4
Received	116	267	188	160	259	225	169	156	198	235	202	185	272	262	189	163	110	0	0	0
Closed	38	68	93	57	136	107	198	174	173	190	219	186	186	182	275	232	99	0	0	0
Notices served	0	0	3	0	14	10	14	27	24	20	30	26	31	35	21	33	10	0	0	0
Served within target time	0	0	3	0	10	7	1	10	19	6	19	21	16	30	11	20	5	0	0	0
% in target time			100%		71%	70%	7%	37%	79%	30%	63%	81%	52%	86%	52%	61%	50%			

Enforcement Short-term Lets																				
	Q1 20/21	Q2	Q3	Q4	Q1 21/22	Q2	Q3	Q4	Q1 22/23	Q2	Q3	Q4	Q1 23/24	Q2	Q3	Q4	Q1 24/25	Q2	Q3	Q4
Received	6	64	19	6	26	52	19	13	31	66	52	40	74	84	65	29	26	0	0	0
Closed	16	5	19	6	5	12	26	37	12	24	50	47	29	48	81	62	25	0	0	0
Notices served	0	0	3	0	11	10	0	18	13	4	17	21	24	31	14	21	9	0	0	0
Served in 6 month target	0	0	3	0	9	7	0	9	13	3	16	20	16	28	11	18	4	0	0	0
% in target time			100%		82%	70%		50%	100%	75%	94%	95%	67%	90%	79%	86%	44%			

Enforcement Other cases - not short-term lets																				
	Q1 20/21	Q2	Q3	Q4	Q1 21/22	Q2	Q3	Q4	Q1 22/23	Q2	Q3	Q4	Q1 23/24	Q2	Q3	Q4	Q1 24/25	Q2	Q3	Q4
Received	110	203	169	154	233	173	150	143	167	169	150	145	198	178	124	134	84	0	0	0
Closed	22	63	74	51	131	95	172	137	161	166	169	139	157	134	194	170	74	0	0	0
Notices served	0	0	0	0	3	0	14	9	11	16	13	5	7	4	7	12	1	0	0	0
Served in 3 month target	0	0	0	0	1	0	1	1	6	3	3	1	0	2	0	2	1	0	0	0
% in target time					33%		7%	11%	55%	19%	23%	20%	0%	50%	0%	17%	100%			

Commentary:

Enforcement Cases																					
	Q1 20/21	Q2	Q3	Q4	Q1 21/22	Q2	Q3	Q4	Q1 22/23	Q2	Q3	Q4	Q1 23/24	Q2	Q3	Q4	Q1 24/25	Q2	Q3	Q4	Total % 2019 - 2024
Appeal Allowed							1		1	1	2	2		2			1				8%
Appeal Dismissed	3	2		2	1		8	4	5	9	3	6	7	8	16	6					63%
Uphold (application refused)													1				7				6%
Not Uphold (application granted)																	1				1%
Mixed Decision																					0%
Notice Upheld with Modifications								1			1			3	5	1	1				10%
Notice Upheld				3								1			2	2	1				7%
Appeal or Review Withdrawn									1					1	1						2%
Appeal Withdrawn																					0%
Notice Not Upheld				1													2				2%
No DPEA remit																					0%
No Remit																					0%

LRB cases																					
	Q1 20/21	Q2	Q3	Q4	Q1 21/22	Q2	Q3	Q4	Q1 22/23	Q2	Q3	Q4	Q1 23/24	Q2	Q3	Q4	Q1 24/25	Q2	Q3	Q4	Total % 2019 - 2024
Appeal Allowed			2		1																1%
Appeal Dismissed									1												0%
Uphold (application refused)	5	9	5	10	8	6	4	7	9	14	20	22	17	30	35	27	7				77%
Not Uphold (application granted)	2	5	3	8	2	2	3	1	4	3	2	3	1		1	3					14%
Mixed Decision		2	2			1		1													2%
Notice Upheld with Modifications								1													0%
Notice Upheld																1					0%
Appeal or Review Withdrawn						1									1		4				2%
Appeal Withdrawn	1								1												1%
Notice Not Upheld																					0%
No DPEA remit																					0%
No Remit			1			1								1	1	1	1				2%

