

# **Business Bulletin**

## **Planning Committee**

**2.00pm, Wednesday, 8 June 2022**

## Planning Committee

Convener:	Members:	Contacts:
<p>Councillor James Dalgleish</p> 	<p>Councillor Alan Beal Councillor Chas Booth Councillor Neil Gardiner Councillor Euan Hyslop Councillor Tim Jones Councillor David Key Councillor Joanna Mowat Councillor Kayleigh O'Neill Councillor Hal Osler</p>	<p>Martin Scott Committee Services <a href="mailto:martin.scott@edinburgh.gov.uk">martin.scott@edinburgh.gov.uk</a></p> <p>David Givan Chief Planning Officer <a href="mailto:david.givan@edinburgh.gov.uk">david.givan@edinburgh.gov.uk</a></p>

Recent News	Background
<p><b>Planning Time Performance Information – Quarter 4 and Interim 2021/22</b></p> <p>Time performance statistics for Quarter 4 (Q4) and 2021/22 (interim) are provided in Appendix 1.</p> <p>The indicators and method are the same as previously reported in Business Bulletins and they include explanatory notes.</p>	<p><b>Contact:</b></p> <p>Ben Wilson Team Manager <a href="mailto:ben.wilson@edinburgh.gov.uk">ben.wilson@edinburgh.gov.uk</a></p>

They show an increase in average decision times in Q4 for local development planning applications and householder developments.

In total 1,013 applications were submitted in Q4 - an increase on the previous quarter (950). The total determined was 807, fewer than in Q3 (870).

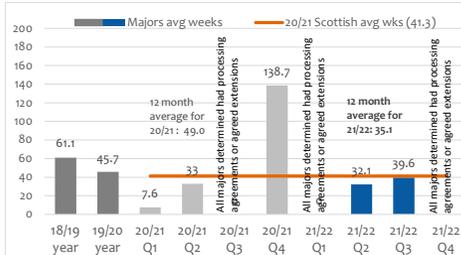
Annual averages have been estimated for 2021/22 – these are interim figures ahead of Scottish Government confirmation. The appendix shows that:

- Average times for major developments have improved, due in part to previous clearance of legacy cases.
- Average times for local developments were slower than 2020/21, but faster than in previous years.
- Average times for householder developments were slower than 2020/21 and the previous year, but faster than some recent years.

As reported in previous Bulletins the slower average local and householder times is due to the impact of high case volumes and Covid-related impacts on staff in the latter part of the year.

### Major Developments

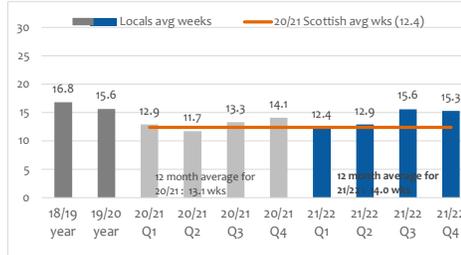
Average Decision Times (weeks) for applications without processing agreements or agreed extensions



Sub	32	27	3	5	7	8	2	8	5	4
Det	25	30	5	5	6	6	6	7	12	5
6 month totals:		Sub:8, Det:10		Sub:5, Det:12		Sub:10, Det:13		Sub:9, Det:17		
12 month totals:		Sub: 23, Det:22				Sub: 19, Det:30				
Decided over 16 wks no agreements/extensions										
	2	3	0	2	1	3	2	2	1	
Appeals against non determination										
	0	0	0	1	0	1	0	1	0	1

### Local (Non-Householder)

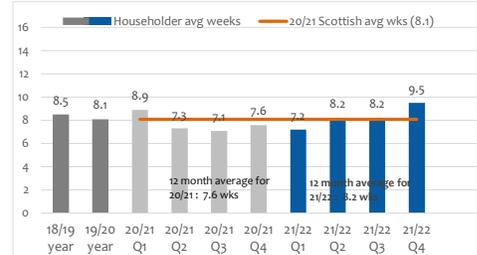
Average Decision Times (weeks) for applications without processing agreements or agreed extensions



Sub *	1061	1082	184	243	285	295	208	183	194	214
Det*	1082	1000	187	212	244	294	195	161	168	185
6 month totals:		Sub:427, Det:399		Sub: 580, Det: 538		Sub:391, Det:356		Sub:408, Det:353		
12 month totals:		Sub: 1907, Det: 937				Sub: 2996, Det: 299				
Decided over 8 wks no agreements/extensions										
	73	71	83	74	90	93	99	123		
Appeals against non determination										
	1	0	0	0	3	0	0	0	0	0

### Householder

Average Decision Times (weeks)



Sub	1464	1611	344	384	509	526	579	480	462	430
Det	1481	1543	362	317	472	499	548	486	444	373
6 month totals:		Sub:728, Det:679		Sub: 1035, Det: 971		Sub:1058, Det:1034		Sub:892, Det:817		
12 month totals:		Sub: 1763, Det: 1650				Sub: 1955, Det: 1851				
Decided over 8 wks no agreements/extensions										
	181	93	132	172	172	210	167	200		
Appeals against non determination										
	0	0	0	0	0	1	2	0		

#### Comments:

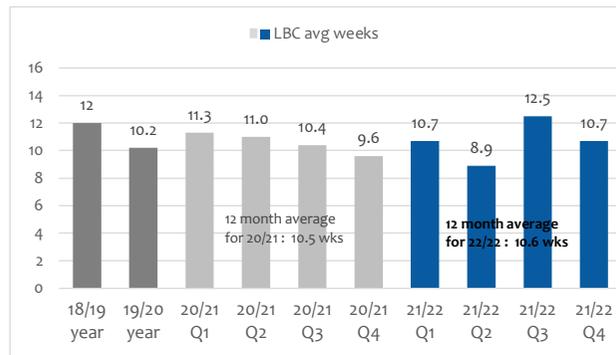
- All Major applications determined had processing/extension agreements:
- Edinburgh Park mixed development
  - Redevelop and change use at Princes St
  - Student accommodation at Haymarket Yards
  - Waterfront avenue - residential and commercial development
  - New Currie High School

#### 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 and 21/22 Q1-2 are from Scottish Government's checked statistics, and factor in stop-the-clock periods.
  - Figures for Q3 & Q4 may not include all 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 Scottish Government statistical method.

**Listed Building Consents**

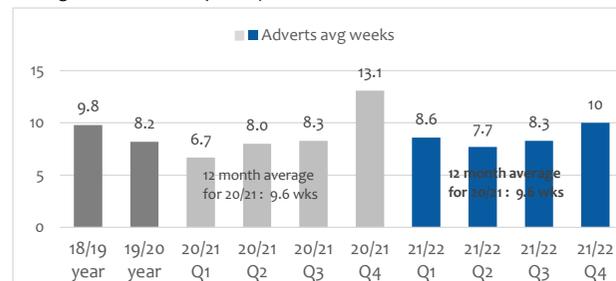
Average Decision Times (weeks)



Sub	1062	1073	169	184	260	295	301	230	243	308
Det	1082	846	198	121	183	194	285	272	196	202
6 month totals:	Sub:353, Det:319		Sub:555, Det:377		Sub:531, Det:557		Sub:551, Det:398			
12 month totals:	Sub: 908, Det: 696					Sub: 1082, Det: 955				
Decided over 8 wks no agreements/extensions	115	50	98	67	100	122	97	100		
Appeals against non determination	1	0	0	0	3	0	0	0		

**Advert consents**

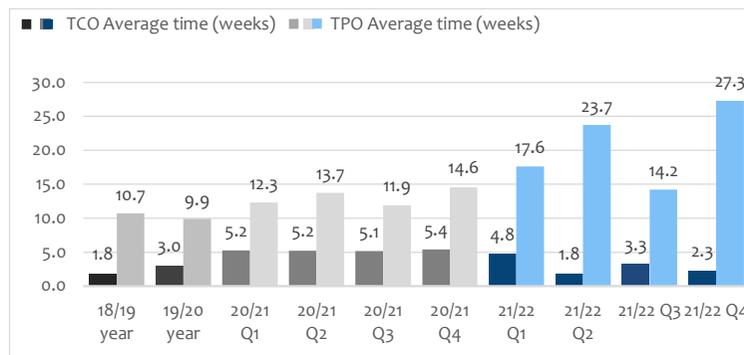
Average Decision Times (weeks)



Sub	212	229	33	50	30	37	39	49	46	57
Det	325	247	32	39	29	54	42	49	50	42
6 month totals:	Sub:83, Det:71		Sub:67, Det:83		Sub:88, Det:91		Sub:103, Det: 92			
12 month totals:	Sub: 150, Det: 154					Sub: 191, Det: 183				

**Treework (TCO - Treework in Conservation Area / TPO - Tree Preservation Order)**

Average Decision Times (weeks)



Sub	698	638	200	248	233	221	193	234	219	180
Det	675	559	115	247	220	161	236	179	284	173
6 month totals:	Sub:448, Det:362		Sub:454, Det:381		Sub:427, Det:415		Sub:399, Det:457			
12 month totals:	Sub: 902, Det:743					Sub: 826, Det:872				

**TCO - notices of intent to carry out works to trees in a conservation area.**

Sub	78	125	23	34	31	32	37	27	28	36
Det	82	95	19	24	19	24	24	34	26	51
6 month totals:	Sub:57, Det:43		Sub:63, Det:43		Sub:64, Det:58		Sub:64, Det:77			
12 month totals:	Sub: 120, Det:86					Sub: 128, Det:135				

**TPO - applications for work to trees which are subject to a Tree Preservation Orders.**

**Legal agreements and Appeals**

	At end Q1	At end Q2	At end Q3	At end Q4
Number of applications at legal agreement stage	36	27	22	23
Number of applications where more than 6 months since Minded to Grant decision	8	3	5	3
Comments: Actions to reduce time taken for legal agreements are having an effect.				

**Enforcement - short term let cases**

	21/22 Q1	21/22 Q2	21/22 Q3	21/22 Q4
Number submitted	23	52	19	13
Number closed	10	20	26	39
Number (and %) closed within 6 months (target 80%)	5 (50%)	20 (100%)	21 (81%)	23 (59%)
	6 month %: 83.3%		6 month %: 68%	
	12 month %: 21/22: 72.6% (20/21: 61.5%)			
Number of notices served	9	9	4	18
Number (and %) served within 6 months (target 80%)	8 (89.9%)	7 (77.7%)	4 (100%)	10 (56%)
	6 month: 83.3%		6 month: 63.6%	
	12 month:- 21/22 : 73% (20/21 : 100%)			

**Enforcement - all other cases**

	21/22 Q1	21/22 Q2	21/22 Q3	21/22 Q4
Number submitted	225	174	147	133
Number closed	227	190	198	133
Number (and %) closed within 3 months (target 80%)	174 (76.6%)	154 (81%)	155 (78%)	104 (78%)
	6 month: 328 (78.7%)		6 month: 259 (78.2%)	
	12 month: 21/22: 78.5% (20/21: 61.5%)			
Number of notices served	3	0	12	9
Number (and %) served within 3 months (target 80%)	1 (33.3%)	n/a	2 (17%)	1 (11%)
	6 month: 33%		6 month: 14%	
	12 month %:- 21/22 : 16.7% (20/21 : n/a%)			

There has been a continued increase in the number of short term let enforcement cases closed in the last quarter as older cases are resolved. Decision times for all enforcement cases have remained around target levels, with the exception of timing of non-short term let notices. This is due to the time taken to resolve older cases, particularly as the Scottish Government continues to advocate a relaxed approach to enforcement to support economic growth as we emerge from the pandemic.