

Business Bulletin

Planning Committee

2.00pm, Wednesday, 2 November 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 Amy McNeese-Mechan Councillor Joanna Mowat Councillor Kayleigh O'Neill Councillor Hal Osler</p>	<p>Martin Scott Committee Services martin.scott@edinburgh.gov.uk</p> <p>David Givan Chief Planning Officer and Head of Building Standards david.givan@edinburgh.gov.uk</p>

Building Standards Time Performance Information

The Building Standards service continues to develop to meet service demands.

In the last quarter (Q2) there has been a slight improvement in the time performance on the percentage of first reports issued within the 20 working day target along and the number of building warrants granted within the 10 working day target once satisfactory information has been received.

The service continues to have good overall times for granting a building warrant. This is now at an average of 74 days for Q2. This compares with 76 days reported at Q1.

	2021/22	2022/23			
	Q4	Q1	Q2	Q3	Q4
Number of first reports	1,022	1,295	1,005		
% issued within 20 day target	94%	90%	91%		
Number of warrants granted	1,076	1,374	1,144		
% issued within 10 day target	95%	91%	92%		

Planning Time Performance Information

Appendix 1 sets out planning time performance for Q2 2022/23 for the Planning service.

There has been improvement to the average timescales for determining householder applications, advertisements and listed building consents. The average timescale for determining local non-householder applications has increased in Q2. This is being monitored closely. Partly this is due to the numbers of short-term let applications that have been received. As a result of this, new management arrangements are being put in place which should help improve the overall picture over coming quarters.

In relation to applications for tree works, there is an improvement to timescales for works to trees that have tree preservation orders. The average timescale for determining

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applications for tree works to those trees that are in conservation areas has returned this quarter to very good average timescales. This follows the spike during Q1 when legacy cases were being cleared.

There continues to be high numbers of enforcement enquiries being received. The service has closed 198 cases within the last quarter and has issued 20 enforcement notices which remains a relatively high number.

Seafield

Officers have been working with the community jointly to appoint a consultancy team to take forward masterplan work for the Seafield area, as identified in City Plan 2030 for housing led, mixed use development. The team are at the final stage of the procurement process and will announce the preferred partner shortly. Place Policy 15 of the Proposed Plan sets out Development Principles which will inform the masterplan work.

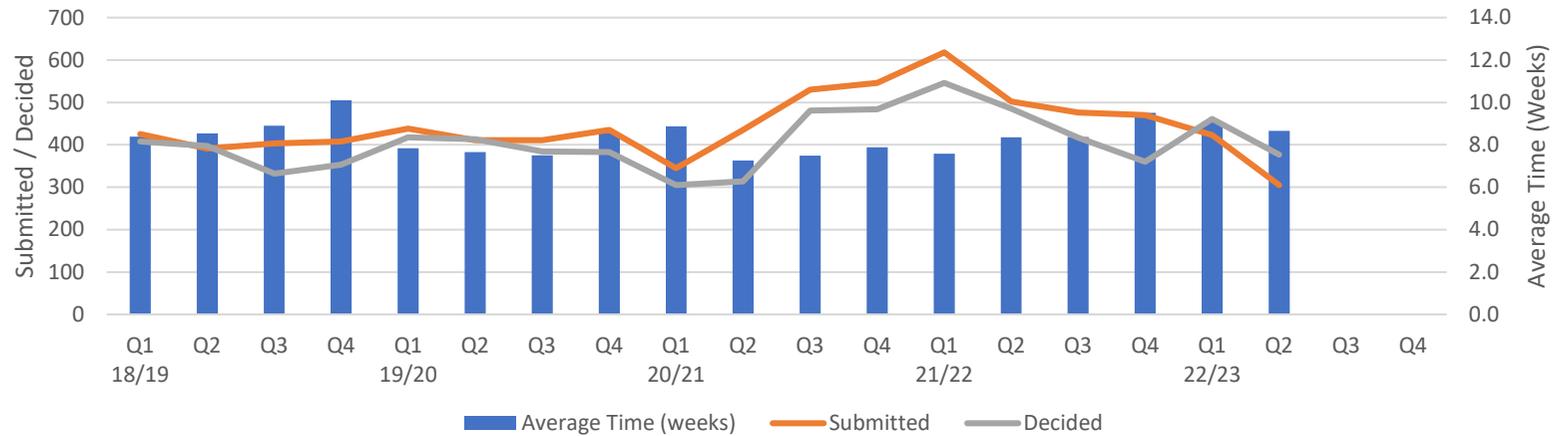
The Seafield Sounding Board has been established and will be the key forum for engagement between community councils, elected members and other stakeholders working towards the development of the masterplan.

Committee will be kept informed of progress and is the decision-making body that considers the outputs of the above work and ultimately approval of the masterplan for the area.

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Appendix 1 - Planning Time Performance Quarterly Bulletin - Q2 2022/23

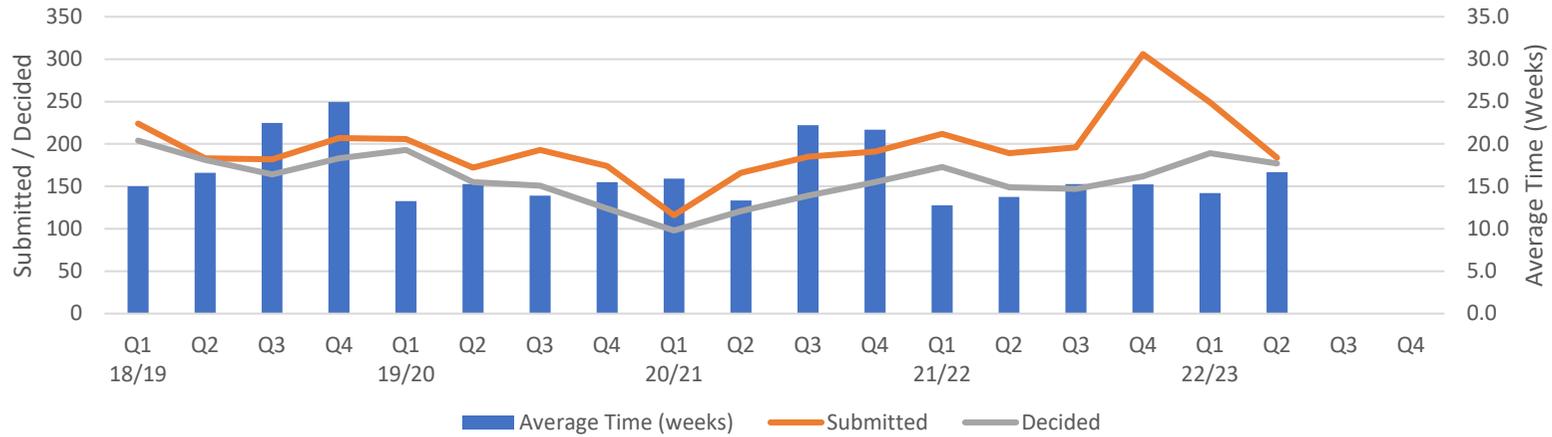
Householder																				
	Q1 18/19	Q2	Q3	Q4	Q1 19/20	Q2	Q3	Q4	Q1 20/21	Q2	Q3	Q4	Q1 21/22	Q2	Q3	Q4	Q1 22/23	Q2	Q3	Q4
Average Time (weeks)	8.4	8.5	8.9	10.1	7.8	7.6	7.5	8.6	8.9	7.3	7.5	7.9	7.6	8.4	8.4	9.5	9.1	8.7		
Submitted	425	391	403	408	438	411	411	435	345	435	530	546	618	502	476	470	423	305		
Decided	408	397	332	353	418	413	384	383	305	314	481	484	546	485	417	360	461	377		
12 Month Totals:	Sub: 1627 Dec: 1490				Sub: 1695 Dec: 1598				Sub: 1856 Dec: 1584				Sub: 2066 Dec: 1808				Sub: 728 Dec: 838			
Decided over 2 months (no agreements / extensions)	86	84	69	103	76	41	26	43	133	51	70	74	78	126	111	155	204	115		
Appears against non determination									0	0	0	0	0	1	2	0	0	1		



Commentary:

There has been an improvement in Householder performance in the last quarter (Q2 22/23) while the average number of weeks for determination of those applications that do not have an agreed extension of time falling in comparison with Q1 22/23.

Local (Non-Householder)																				
	Q1	Q2	Q3	Q4																
	18/19	19/20	20/21	21/22	22/23	18/19	19/20	20/21	21/22	22/23	18/19	19/20	20/21	21/22	22/23	18/19	19/20	20/21	21/22	22/23
Average Time (weeks)	15.0	16.6	22.5	25.0	13.3	15.3	13.9	15.5	15.9	13.3	22.2	21.7	12.7	13.8	15.3	15.2	14.2	16.7		
Submitted	224	183	182	207	206	172	193	174	116	166	185	191	212	189	196	306	249	184		
Decided	204	181	164	183	193	155	151	124	98	121	139	155	173	149	147	162	189	177		
12 Month Totals:	Sub: 796 Dec: 732				Sub: 745 Dec: 623				Sub: 658 Dec: 513				Sub: 903 Dec: 631				Sub: 433 Dec: 366			
Decided over 2 months (no agreements / extensions)	103	108	82	116	86	64	48	61	61	54	68	64	76	77	93	106	117	126		
Appears against non determination									0	0	0	0	3	0	0	0	3	4		

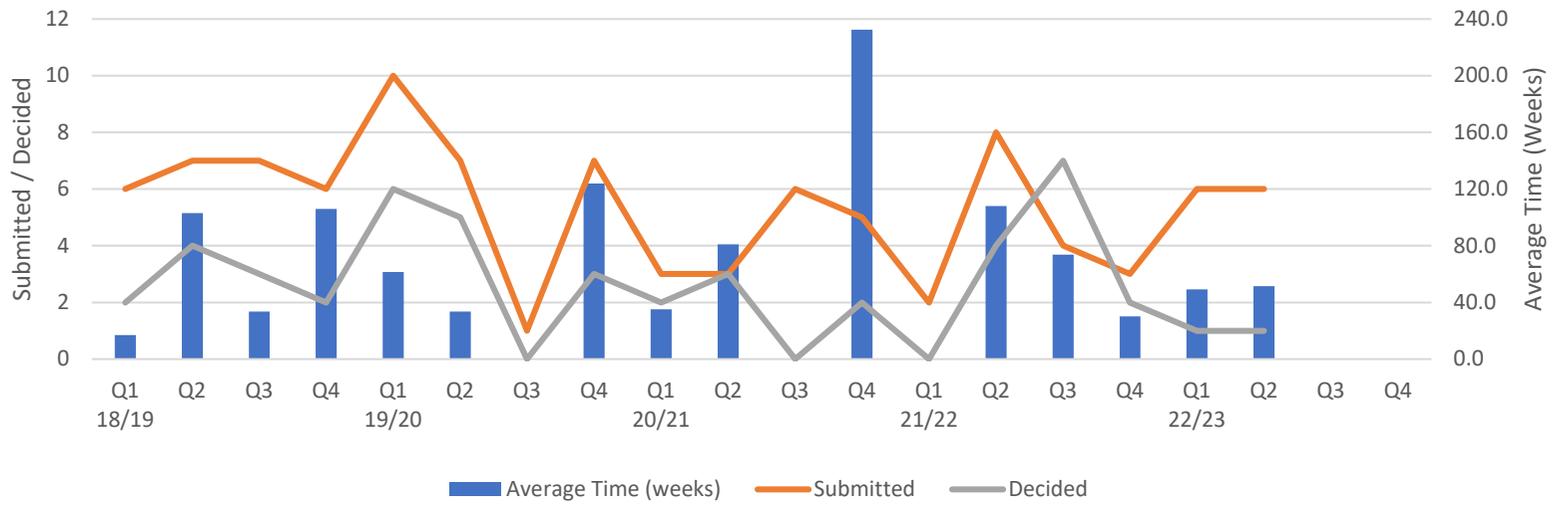


Commentary:

There has been an increase in average decision making times for Q2. There has been a rise in applications for changes of use to short-term lets which has contributed to this. New management arrangements are being put in place to address this. This should help improve performance in coming quarters. Additionally 13 cases were legacy cases (longer than 1 year) were determined.

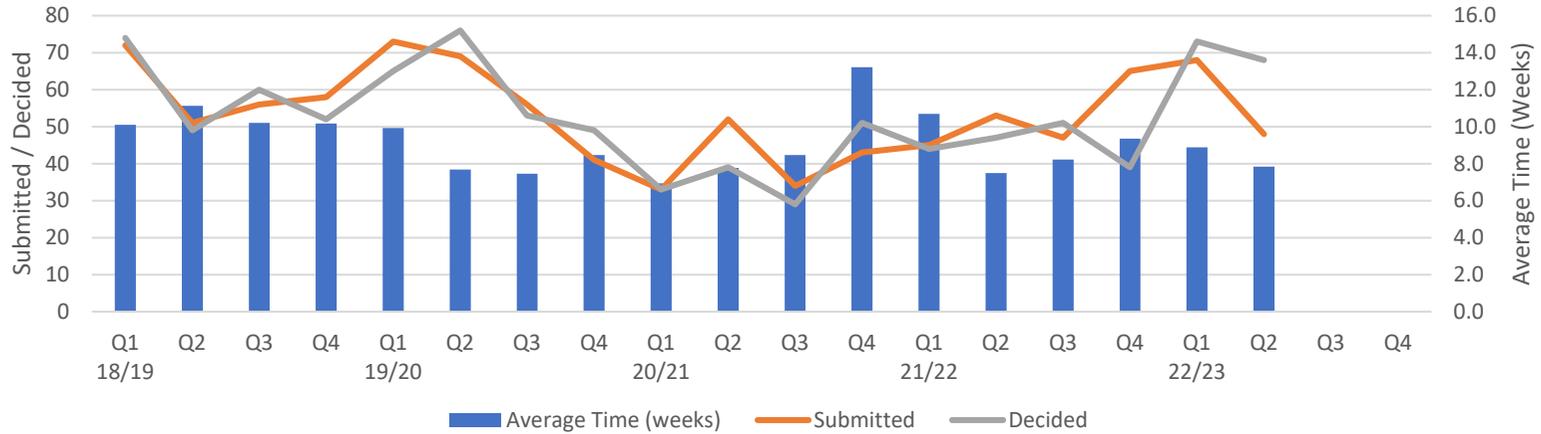
Major																				
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
	18/19	19/20	20/21	21/22	22/23	18/19	19/20	20/21	21/22	22/23	18/19	19/20	20/21	21/22	22/23	18/19	19/20	20/21	21/22	22/23
Average Time (weeks)	16.9	103.0	33.4	106.1	61.5	33.4		124.0	35.1	81.0		232.5		107.9	73.8	30.1	49.1	51.4		
Submitted	6	7	7	6	10	7	1	7	3	3	6	5	2	8	4	3	6	6		
Decided	2	4	3	2	6	5	0	3	2	3	0	2	0	4	7	2	1	1		
12 Month Totals:									Sub: 17 Dec: 7				Sub: 17 Dec: 13				Sub: 12 Dec: 2			
Decided over 2 months (no agreements / extensions)	2	3	2	2	6	3	0	3	2	3	0	2	0	4	6	2	1	1		
Appears against non determination										0	0	1	0	1	0	1	0	1		

Total Time (excluding EOT / PPA) = 412 100 212 369 167 0 372 70 243 0 465 0 432 516 60 49 51 0 0



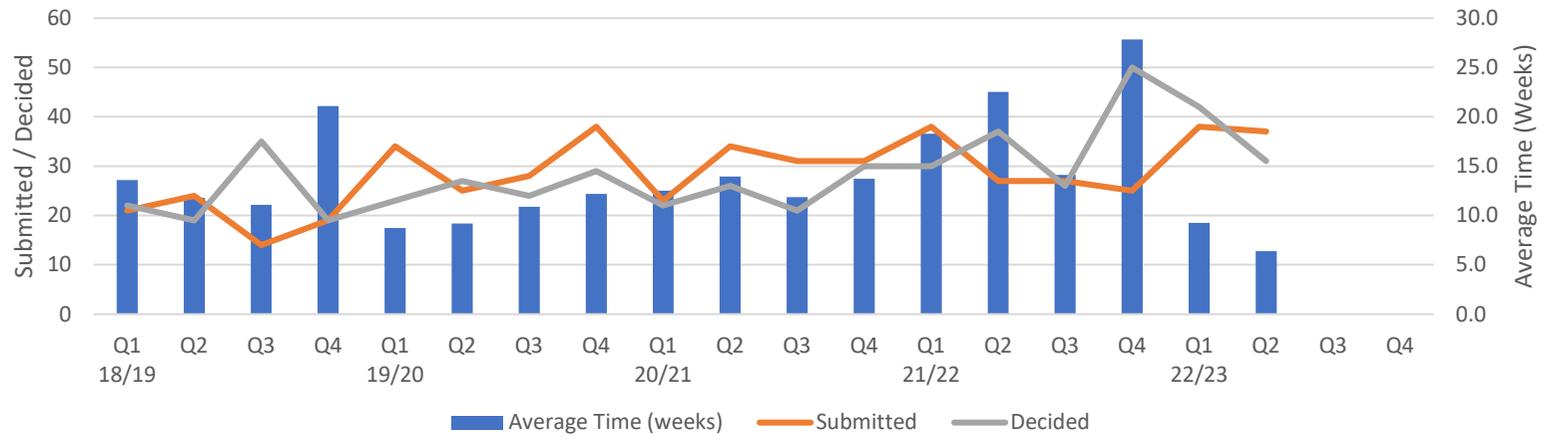
Commentary:
 The application that was determined in Q2 that did not have an extension or processing agreement, was decided by Committee within a 6 month period. The legal agreement was complex and as a result, took several months to resolve.

Advertisements																				
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
	18/19				19/20				20/21				21/22				22/23			
Average Time (weeks)	10.1	11.1	10.2	10.2	9.9	7.7	7.5	8.5	6.9	7.8	8.5	13.2	10.7	7.5	8.2	9.4	8.9	7.8		
Submitted	72	51	56	58	73	69	56	41	33	52	34	43	45	53	47	65	68	48		
Decided	74	49	60	52	65	76	53	49	33	39	29	51	44	47	51	39	73	68		
12 Month Totals:	Sub: 237 Dec: 235				Sub: 239 Dec: 243				Sub: 162 Dec: 152				Sub: 210 Dec: 181				Sub: 116 Dec: 141			
Decided over 2 months (no agreements / extensions)	34	19	20	15	17	15	7	7	4	8	4	22	14	13	12	19	21	16		



Commentary:
 There has been a continued improvement in performance for adverts with continued high numbers being determined.

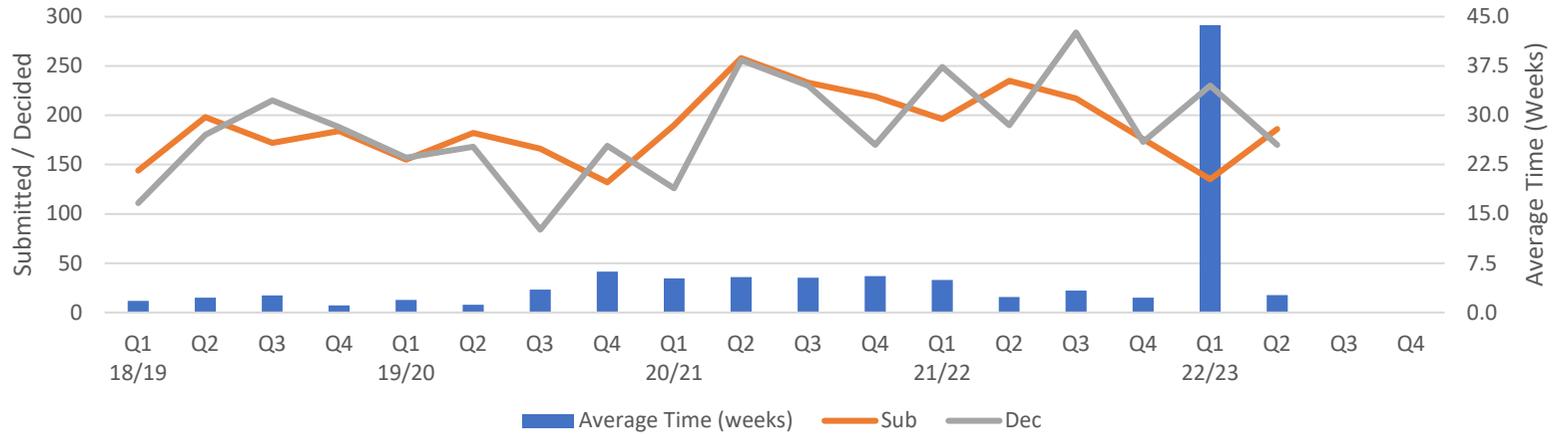
Tree works to Tree Preservation Order Tree																				
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
	18/19	19/20	20/21	21/22	22/23	18/19	19/20	20/21	21/22	22/23	18/19	19/20	20/21	21/22	22/23	18/19	19/20	20/21	21/22	22/23
Average Time (weeks)	13.6	11.8	11.1	21.1	8.7	9.2	10.9	12.2	12.5	14.0	11.9	13.7	18.3	22.5	14.1	27.8	9.2	6.4		
Submitted	21	24	14	19	34	25	28	38	23	34	31	31	38	27	27	25	38	37		
Decided	22	19	35	19	23	27	24	29	22	26	21	30	30	37	26	50	42	31		
12 Month Totals:	Sub: 78 Dec: 95				Sub: 125 Dec: 103				Sub: 119 Dec: 99				Sub: 117 Dec: 143				Sub: 75 Dec: 73			



Commentary:

There continues to be an improvement in the time taken to determine applications for tree works for those trees that have a tree preservation order this quarter.

Tree works to Conservation Area Tree																				
	Q1	Q2	Q3	Q4																
	18/19	19/20	20/21	21/22	22/23	18/19	19/20	20/21	21/22	22/23	18/19	19/20	20/21	21/22	22/23	18/19	19/20	20/21	21/22	22/23
Average Time (weeks)	1.8	2.2	2.6	1.1	1.9	1.2	3.5	6.2	5.2	5.4	5.3	5.5	4.9	2.4	3.4	2.3	43.7	2.7		
Sub	144	198	172	184	155	182	166	132	190	258	233	219	196	235	217	176	135	186		
Dec	111	180	215	188	157	168	84	169	126	256	230	170	249	190	284	173	230	170		
12 Month Totals:	Sub: 698 Dec: 694				Sub: 635 Dec: 578				Sub: 900 Dec: 782				Sub: 824 Dec: 896				Sub: 321 Dec: 400			



Commentary:

Applications for tree works to those trees in conservation areas has returned this quarter to very good average timescales. This follows the spike in the previous quarter where legacy classes were being cleared.

Enforcement Overall																				
	Q1 18/19	Q2	Q3	Q4	Q1 19/20	Q2	Q3	Q4	Q1 20/21	Q2	Q3	Q4	Q1 21/22	Q2	Q3	Q4	Q1 22/23	Q2	Q3	Q4
Received	157	202	164	222	258	286	195	195	116	267	188	160	260	225	169	156	198	236		
Closed	158	162	71	69	62	116	86	88	39	69	94	57	136	108	198	176	174	198		
Notices served	34	10	16	22	13	17	31	23	0	0	3	0	14	10	14	27	24	20		
Served within target time	14	2	7	4	8	11	13	15	0	0	3	0	10	7	1	10	19	6		
% in target time	41%	20%	44%	18%	62%	65%	42%	65%			100%		71%	70%	7%	37%	79%	30%		

Enforcement Short-term Lets																				
	Q1 18/19	Q2	Q3	Q4	Q1 19/20	Q2	Q3	Q4	Q1 20/21	Q2	Q3	Q4	Q1 21/22	Q2	Q3	Q4	Q1 22/23	Q2	Q3	Q4
Received	13	39	40	42	68	67	52	44	6	64	19	6	26	52	19	13	31	66		
Closed	10	14	10	13	6	20	29	17	16	5	19	6	5	12	26	38	12	26		
Notces served	7	0	6	7	5	9	12	15	0	0	3	0	11	10	0	18	13	4		
Served in 6 month target	7	0	3	4	3	9	6	13	0	0	3	0	9	7	0	9	13	3		
% in target time	100%		50%	57%	60%	100%	50%	87%			100%		82%	70%		50%	100%	75%		

Enforcement Other cases - not short-term lets																				
	Q1 18/19	Q2	Q3	Q4	Q1 19/20	Q2	Q3	Q4	Q1 20/21	Q2	Q3	Q4	Q1 21/22	Q2	Q3	Q4	Q1 22/23	Q2	Q3	Q4
Received	144	163	124	180	190	219	143	151	110	203	169	154	234	173	150	143	167	170		
Closed	148	148	61	56	56	96	57	71	23	64	75	51	131	96	172	138	162	172		
Notices served	27	10	10	15	8	8	19	8	0	0	0	0	3	0	14	9	11	16		
Served in 3 month target	7	2	4	0	5	2	7	2	0	0	0	0	1	0	1	1	6	3		
% in target time	26%	20%	40%	0%	63%	25%	37%	25%					33%		7%	11%	55%	19%		

Commentary:

There were high numbers of enforcement cases closed in Q2 compared with the previous 2 quarter. This is against a backdrop of high numbers of enforcement enquires received including short-term let cases which continue to be a significant feature of the workload.