



Glasgow City Council

Economy, Housing, Transport and
Regeneration City Policy Committee

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Neighbourhoods, Regeneration and Sustainability

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Item 4

23rd January 2024

PLANNING PERFORMANCE FRAMEWORK (PPF) 2022-23

Purpose of Report:

To report on the Planning Performance Framework (PPF) 2022-23.

Recommendations:

Committee is asked to:

- Consider the contents of the annual Planning Performance Framework (PPF) Report 2022-23;
- Note the performance of the Planning Service and the feedback from the Scottish Government for the reporting year;
- Note that the Planning Service enables the delivery of sustainable, liveable and productive places and is committed to continuous improvement.

Ward No(s):

Citywide:

Local member(s) advised: Yes No consulted: Yes No

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1. Background

- 1.1 The Planning Performance Framework was developed by [Heads of Planning Scotland \(HOPS\)](#) and is supported by a High-Level Group, co-chaired by the Scottish Government and the Convention of Scottish Local Authorities (COSLA).
- 1.2 All planning authorities in Scotland prepare an annual Planning Performance Framework (PPF) report which measures the quality of the service across a range of qualitative and quantitative indicators and against [15 Key Performance Markers](#) set by Scottish Government.
- 1.3 The remit of the High-Level Group includes linking performance with planning fees. New regulations on planning fees (The Town and Country Planning (Fees for Applications) (Scotland) Regulations) came into force on 1 April 2022. These regulations enable Planning Authorities to introduce discretionary fees to ensure that performance improvements are adequately resourced. Pre-application discussions are already subject to fees in Glasgow. A [Fee Charter](#) was agreed in December 2022 and this makes provisions for reduced fees for certain not-for-profit and social enterprise activity and for meanwhile uses associated with vacant premises. The Fee Charter also allows for a surcharge on retrospective planning applications.

2. Planning Performance Framework (PPF) 2022-23

- 2.1 The Planning Performance Framework (PPF) for 2022-23 is the twelfth produced by Glasgow and covers the period from 1 April 2022 to 31 March 2023. This year's PPF has been prepared as an ArcGIS StoryMap, which can be viewed here: [PPF 2022-23](#).
- 2.2 It provides a report on the Council's planning performance over the year and is supported by evidence, and by [case studies](#) that demonstrate wider qualitative outcomes.
- 2.3 The [National Headline Indicators](#) provide measured information on key aspects of our work programme including: City Development Plan, Development Management (planning applications) and Enforcement.
- 2.4 As Scottish Government points out, planning application statistics are not the sole indicator of how the planning system or authorities are performing. Planning applications can be complex and require specialist input, therefore timescales can be affected by a number of factors and it is important to note that delays are not just the responsibility of the authority. Authorities are also encouraged to work with applicants in order to make applications acceptable in planning terms rather than just refusing them at the outset, which can sometimes extend determination timescales.
- 2.5 The Planning Service in Glasgow processes planning applications, but also needs to provide an up to date policy background for determining planning

applications. This policy background needs to reflect the needs and wishes of the local communities as well as emerging new national policies and priorities, including new forms of development. The Planning team therefore produce the City Development Plan, in collaboration with colleagues in GCC and stakeholders and residents across the City. They also produce guidance on new forms of development – e.g. the draft [draft Co-living and Supplementary Planning Guidance on Open Space](#) reported to the Committee on 14 November 2023, and the Design Guidance for Tall Buildings which is currently being prepared. The team has also produced more local spatial guidance for areas in the City which comprises [Strategic and Local Development Frameworks](#) which form part of the City Development Plan policies and guidance. These policies are subject to extensive consultation and used to deliver development on the ground and guide public spending on local priorities.

2.6 Other work undertaken by the Planning Service includes work on heritage funding, heritage asset management and Conservation Area appraisals, property repurposing, the allocation of Place Based funding from Scottish Government to local area projects and the delivery of City Deal projects in particular the Clyde Waterfront (including the Govan -Partick Bridge, Custom House Quay and Windmillcroft Quay) as well as work in the Canal area, and Calton Barras. The Service also liaises with communities in the production of Local Place Plans which need to be taken into account in the formulation of the City Development Plan.

3. Development Management (applications)

3.1 The total number of applications received in 2022-23 decreased slightly, from **2918** in 2021-22 to **2689** in 2022-23. There has been a reduction in the average number of weeks to determine Major Developments and Local Developments (non-householder) although there was a slight increase in the number of weeks to determine Householder Developments.

3.2 The key headlines include:

- **23 Major Development** applications were determined in 2022-23 (21 in 2021-22), with the average weeks to determine **decreasing** from 34.5 weeks in 2021-22 to **29.2 weeks in 2022-23**. This figure continues to be significantly below the Scottish average of 39.5 weeks and shows continuous improvement in performance. By comparison Edinburgh determined 12 Majors, Highland 24, South Lanarkshire 13, Dundee 4, Aberdeen 4 and Aberdeenshire 11.
- **688 Local Development (Non-Householder)** applications were determined in 2022-23 (720 in 2021-22), with the average weeks to determine **decreasing** from 13.1 weeks in 2021-22 to 12.1 weeks in 2022-23. This is **below the Scottish Average of 14.4 weeks**.
- **736 Householder Development** applications were determined in 2022-23 (981 in 2021-22), with the average weeks to determine increasing from 7.5 weeks in 2021-22 to 7.7 weeks in 2022-23. This remains **below**

the Scottish average of 8.9 weeks and also within the statutory timescale target of 8 weeks.

4. Performance against Key Markers

4.1 The PPF also reports on how we have performed against the 15 Key Performance Markers which provide a consistent basis to measure performance across local authorities. Alongside decision-making timescales, the Key Performance Markers consider collaboration with developers, engagement with stakeholders, the production of policy advice and continuous improvement. This is RAG rated by Scottish Government. The feedback from the Scottish Government on Glasgow's Planning Performance Framework (PPF) 2022-23 was received by the Chief Executive on 20 October 2023. The feedback recognises the considerable effort put in by Scotland's planning authorities to ensure the planning system continues to run efficiently. In particular, the marked improvement on speed of determination for major applications in Glasgow was noted.

4.2 Our performance, as evidenced in the PPF, has been assessed against 14 Performance Markers (two Markers, 9 and 10, have been assessed as one). Out of the 14 Performance Markers, 12 have been rated as **green** recognising strong performance across the following:

Marker 1. Decision making timescales

Evidence of a continuous reduction in timescales across two development categories and faster than the Scottish average across all categories.

Marker 2. Processing agreements for major development applications.

Processing agreements are offered for all major development applications and Information is published on our website.

Marker 3. Early collaboration with applicants and consultees.

A pre-application service is provided for all types of development. Requests for supporting and additional information is proportionate. The Case Study on [Parkhead Hub](#) shows how intensive pre-application discussions were able to solve constraints relating to heritage and townscape.

Marker 4. Legal agreements

The average timescale for applications with legal agreement is 35.0 weeks which is faster than the previous year and faster than the Scottish average of 41.1 weeks.

Marker 5. Enforcement Charter updated within last 2 years

The Enforcement Charter was updated in March 2022 which is within the last 2 years.

Marker 6. Continuous Improvement

The PPF evidences continuous improvement with 4 out of 7 service improvements completed, with one commitment ongoing and 2 carried over to the next reporting period. For the coming year, we have identified 11 improvement commitments.

Marker 8. Development Plan Scheme – next Local Development Plan

The latest Development Plan Scheme was published in September 2022 and

this will be updated in 2023 to reflect the changes to LDP regulations and guidance.

Marker 9/10. Local Development Plan Engagement

Although the preparation of the next Local Development Plan is still in the early stages, initial engagement has taken place.

Marker 11. Regular and proportionate policy advice

Various documents have been progressed throughout the reporting period, including two Strategic Development Frameworks and new non-statutory design guidance on Drive-Through Operations.

Marker 12. Corporate working across services

A range of examples of corporate working across services has been provided including working with the Strategic Innovation Team and Corporate Data Team to use digital technology to enhance customer service and working with officers across other services to develop the [Place Standard with a Climate Lens](#).

Marker 13. Sharing good practice, skills and knowledge

Officers are involved with the Metropolitan Glasgow Strategic Drainage Partnership and West of Scotland Archaeology Service as well as engaging with the Developers Forum and various HOPS Executive Committees.

Marker 15. Developer Contributions

Guidance on Developer Contributions is set out in the Local Development Plan. Applicants are made aware of the requirements at an early stage in the pre-application discussions and the interim supplementary guidance is updated to ensure expectations are clear and proportionate.

4.4. Our performance received one **amber** rating as detailed below:

Marker 14. Stalled Sites/Legacy Cases

The number of legacy cases cleared during the reporting period was 69 and the number of cases remaining has decreased from 91 to 83. Although it is evident that large numbers of legacy cases are being cleared, the number of cases reaching legacy status remains high but we continue to work on clearing these cases. This includes following up with applicants where legal agreements have not been concluded by the applicant.

4.5 Our performance received one red rating:

Marker 7. Local Development Plan less than 5 years since adoption.

The Local Development Plan was 6 years old at the end of the reporting period. As Committee will be aware, the new City Development Plan is now being prepared, on the basis of the new Local Development Plan Regulations which were introduced by Scottish Government earlier this year. Further reports to Committee will follow in the next few months.

5. Context, Current and Future Actions

5.1 Over the reporting year, the Planning Service continued to build on staff development and progress service improvements as detailed below:

- Elected Members were offered training on design and on the Place Standard tool.
- Presentations on pre-applications were reintroduced at Committee.
- The Glasgow Urban Design Panel continued to operate over the year providing an important forum to review major applications and new developments. Planning officers regularly attend the Panel to present on proposals and to take part in wider debates on development across the city.
- Further recruitment took place for Planners to fill vacancies and to increase staffing levels, both in Development Management and the Development Plan team.

5.2 In terms of future actions, our committed service improvements for 2023-24 include:

- Preparing an updated Development Plan Scheme for the next City Development Plan.
- Completing a first draft of the Evidence Report and preparing for the Scottish Government Gatecheck Process.
- Further developing the Place Hub as an interactive spatial map of the City Development Plan (CDP) Delivery Programme.
- Implementing heritage training for members of the Planning Committee to increase awareness of heritage issues relating to planning applications.
- Undertaking a review of the hearing protocols for the Local Review Committee and the Planning Applications Committee.
- Liaising with colleagues in NRS Housing to help deliver the Housing Strategy and meet the needs of the local housing emergency.

5.3 The Planning Service engages with developers and members of the public about the services offered and our performance. It was recognised that improvements could be made to customer engagement and communication in particular. This would improve performance and also make the system more transparent. To progress these actions, a new Business Manager has been appointed for the Planning Service who takes up post in January 2024.

5.4 A new National Planning Improvement Champion for Scotland was appointed in September 2023 and has issued a 'call for ideas' on how to measure and report on the planning system. The responses will feed into the creation of a new performance management model for planning authorities and a reporting and monitoring process that will help identify areas for improvement. As a result, there are expected to be changes in how and when we report on our performance in future years.

6. Policy and Resource Implications

Resource Implications:

Financial: There is a need to ensure continuous improvement on decision-making timescales as failure to do so could impact on fee income.

Legal: No legal implications.

Personnel: Ongoing monitoring and service improvements will be managed by the existing staff resource within the Planning Service.

Procurement: There are no procurement implications.

Council Strategic Plan: The Planning Performance Framework (PPF) reports on delivery of our statutory planning function. The PPF is considered to support the following Grand Challenge(s) and Mission(s).
GRAND CHALLENGE FOUR
Enable staff to deliver essential services in a sustainable, innovative and efficient way for our communities.
MISSION 1
Create safe, clean and thriving neighbourhoods.

Equality and Socio-Economic Impacts:

Does the proposal support the Council's Equality Outcomes 2021-25? Please specify. Yes. The PPF reports on delivery of our statutory Planning Service in line with the City Development Plan. An EQIA Screening Report was prepared for the City Development Plan in 2017 and no significant negative impacts were identified.

What are the potential equality impacts as a result of this report? No significant impact.

Please highlight if the policy/proposal will help address socio-economic disadvantage. No significant impact.

Climate Impacts:

Does the proposal support any Climate Plan actions? Please specify:

The PPF highlights the ways in which the Planning Service supports the following Climate Plan Themes:

1. Communication and Community Engagement
2. Just and Inclusive Place
3. Well Connected and Thriving City
4. Health and Wellbeing
5. Green Recovery

What are the potential climate impacts as a result of this proposal?

The work of the Planning Service has a positive impact on climate change and delivers on outcomes of the Climate Plan.

Will the proposal contribute to Glasgow's net zero carbon target?

The work of the Planning Service on the new City Development Plan, and application of National Planning Framework 4, contributes towards achieving Glasgow's Net Zero Carbon target.

Privacy and Data Protection Impacts:

Are there any potential data protection impacts as a result of this report
Y/N

None

If Yes, please confirm that a Data Protection Impact Assessment (DPIA) has been carried out

7. Recommendations

Committee is asked to:

- Consider the contents of the annual Planning Performance Framework (PPF) Report 2022-23;
- Note the performance of the Planning Service and the feedback from the Scottish Government for the reporting year;
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