



**Glasgow City Council**

**Economy, Housing, Transport and  
Regeneration City Policy Committee**

**Report by George Gillespie, Executive Director of  
Neighbourhoods, Regeneration and Sustainability**

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**Item 2**

**7th March 2023**

**PLANNING PERFORMANCE FRAMEWORK (PPF) 2021-22**

**Purpose of Report:**

To report on the Planning Performance Framework (PPF) 2021-22.

**Recommendations:**

Committee is asked to:

- Consider the contents of the annual Planning Performance Framework (PPF) Report 2021-22;
- Note the performance of the Planning Service and the feedback from the Scottish Government for the reporting year;
- Note that the Planning Service continues to add value and create better places through policy, guidance and development decisions, and is committed to continuous improvement through actions in the PPF Report

Ward No(s):

Citywide: ✓

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

## 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 through 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, for services such as pre-application discussions, to ensure that performance improvements are adequately resourced. Pre-application discussions are already subject to fee charging in Glasgow City Council and fees were recently increased. A further Fee Charter was put in place in December 2022 to allow reduced fees to be charged for certain not-for-profit and social enterprise activity and also for meanwhile uses associated with vacant premises. This [Fee Charter](#) also allows for a surcharge on retrospective planning applications.

## 2. Planning Performance Framework (PPF) 2021-22

- 2.1 The Planning Performance Framework (PPF) for 2021-22 is the eleventh produced by Glasgow City Council and covers the period from 1 April 2021 to 31 March 2022. This year's PPF has been prepared as an ArcGIS Storymap, which can be viewed here: [PPF 2021-22](#).
- 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: Development Planning (age of the City Development Plan, effective land supply), Development Management (planning applications) and Enforcement Activity.
- 2.4 In terms of Development Management, the number of applications (of all types) logged the year has continued to increase - from 2,550 in 2020/21 to 2,918 in 2021/22. Despite this, there has been a reduction in the average number of weeks to determine applications, placing the Planning Service in a strong position to further recover performance in future years.
- 2.5 The key outcomes include:

- 21 **Major Development** applications were received in 2021-22 (25 in 2020-21), with the average weeks to determine decreasing from 35.6 weeks in 2020-21 to 34.5 weeks in 2021-22. This figure continues to be significantly below the Scottish average of 44.6 weeks.
- 720 **Local Development (Non-Householder)** applications were received in 2021-22 (611 in 2020-21), with the average weeks to determine decreasing from 14.0 weeks in 2020-2021 to 13.1 weeks in 2021-22. This is below the Scottish Average of 13.5 weeks.
- 981 **Householder Development** applications were received in 2020-21 (754 in 2019-20), with the average weeks to determine decreasing from 7.7 weeks in 2020-21 to 7.5 weeks in 2021-22. This is below the Scottish average of 8.7 weeks and also below the statutory timescale target of 8 weeks.

2.6 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.

### 3. Scottish Government Feedback

3.1 The [feedback from the Scottish Government](#) on Glasgow's Planning Performance Framework (PPF) 2021-22 was received by the Chief Executive on 22 December 2022.

3.2 The feedback recognises that good progress continues to be made by Scotland's planning authorities and that performance has remained relatively stable over the reporting period.

3.3 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, 11 have been rated as **green** recognising strong performance across the following:

**Marker 1. Decision making timescales**

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

**Marker 2. Processing agreements for major development applications.**

The number of applications utilising processing agreements increased by 4% from the previous reporting period.

**Marker 3. Early collaboration with applicants and consultees.**

It is clear that steps are taken to highlight to applicants the relevant supporting information which is required to be submitted with their application.

**Marker 5. Enforcement Charter updated within last 2 years**

The Enforcement Charter was updated in March 2022 at the end of the

reporting period.

**Marker 6. Continuous Improvement**

The PPF evidences continuous improvement with 6 out of 11 service improvements completed, 4 ongoing or partially complete and 1 removed due to a review of priorities.

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

The City Development Plan was adopted 5 years ago at the end of the reporting period.

**Marker 9/10. Local Development Plan Engagement**

Elected Members and stakeholders have been kept informed about the delay in production of the next City Development Plan and the current position.

**Marker 11. Regular and proportionate policy advice**

Supplementary guidance continues to be adopted. This includes new guidance on student accommodation as well as the adoption of three Spatial Development Frameworks.

**Marker 12. Corporate working across services**

This references the continued development of the Place Hub to create a cross service spatial map of the City Development Plan Delivery Programme.

**Marker 13. Sharing good practice, skills and knowledge**

Officers from the planning service have continued to collaborate with partners at all scales and take part in forums and working groups with other local authorities, communities and stakeholders.

**Marker 15. Developer Contributions**

City Development Plan policy and pre-application discussions seek to clarify expectations for developer contributions.

- 3.4. Our performance received 3 **amber** ratings which is an improvement on the 5 **amber** ratings received in the previous year (with Marker 1 and Marker 6 now rated as **green**):

**Marker 4. Legal Agreements**

The average timescales for determining legal agreement applications was 39.2 weeks, which is faster than last year but slightly slower than the Scottish average. It was noted that Glasgow receives the second highest number of applications in Scotland and that clear processes are in place when a legal agreement is not concluded within 6 months. Reasons for delay often relate to issues arising on the applicant's side, such as ownership, and are beyond the control of officers. There is, however, a protocol in place where applicants are followed up after 6 months to seek resolution (e.g., withdrawal or conclusion of legal agreement).

**Marker 8. Development Plan Scheme – next Local Development Plan**

The Development Plan Scheme (DPS) was last updated in July 2020 and a new DPS is being finalised which will outline the timescales in line with the emerging Local Development Planning Regulations and Guidance produced by the Scottish Government. A report was taken to the Neighbourhood, Housing and Public Realm Committee on [27 September 2022](#) explaining the proposed Development Plan Scheme 2022/23 and this will be updated in 2023.

Once the Local Development Planning Regulations and Guidance are published, firmer dates can be set out. In the meantime, work continues in collaboration with other Local Authorities, the Scottish Government, and key agencies to streamline processes and identify what is needed for the Evidence Gatecheck.

#### **Marker 14. Stalled Sites/Legacy Cases**

A total of 69 legacy cases (applications more than 12 months old) were determined during the reporting period, with 91 still awaiting conclusion. As noted for Marker 4. above, processes are in place to target applications which are over 6 months old to monitor and reduce the number of legacy cases.

- 3.5 No **red** ratings were received this year. (Marker 14. Stalled Sites/Legacy Cases was previously marked as **red** in 2019/20.)

#### **4. Context, Current and Future Actions**

- 4.1 Over the reporting year, the Planning Service continued to build on staff development and progress service improvements as detailed below.
- 4.2 In November 2021, officers from the Planning Service took part in a number of side events at COP 26, the United Nations Climate Change Conference. This allowed the work of the Planning Service to be benchmarked against other European and world cities and provided an opportunity to share learning with an international audience.
- 4.3 A dashboard has been created to augment the publication of the 'Weekly List' of planning applications. This has improved visibility and functionality, while at the same time streamlining resources in line with the Scottish Government's promotion of digital engagement. [Weekly List Page and Web App](#)
- 4.4 Recruitment of new staff has continued throughout the reporting period to support the introduction of discretionary fees for pre-application discussions and to enhance stakeholder engagement.
- 4.5 In terms of future actions, our committed service improvements for 2022-23 include:
- progressing the Place Hub as an interactive spatial map of the City Development Plan (CDP) Delivery Programme,
  - improving customer service including staff responses, access to improved web information; and
  - continuing to invest in staff through training, graduate rotation, recruitment, and succession planning under the governance of the new Divisional Director for Development and Sustainability.
- 4.6 We will address the issues raised in the feedback report from the Scottish Government and progress the new Glasgow City Development Plan in line with the emerging Local Development Planning Regulations and Guidance produced by the Scottish Government.

## 5. 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 existing staff resources within the Planning Service, however, this resource may be affected by secondary legislation, following the introduction of the Planning (Scotland) Act 2019.

*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*

No significant impact.

*impacts as a result of this report?*

*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

## **6. Recommendations**

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