



ANGUS COUNCIL PLANNING PERFORMANCE FRAMEWORK

2014

1.0 BACKGROUND AND INTRODUCTION

1.1 This is the third Planning Performance Framework (PPF) and builds on the positive feedback contained in the second PPF where it was recognised that continued progress had been made towards improved performance and customer service. Since PPF2 there has been a major management restructuring exercise which saw Council Departments reducing from six to three new directorates. Planning forms part of the Planning & Place Division which is one of four divisions sitting within the Communities Directorate.

1.2 The Planning Service, as part of the Communities Directorate, will focus on the Council's priorities to support the vision of Angus Council that:-

- Angus is a place where a first class quality of life can be enjoyed by all.
- It will also contribute to achievement of the Angus Community Planning Partnership priorities that our communities are:-
 - prosperous and fair;
 - learning and supportive;
 - safe and strong;
 - caring and healthy;
 - sustainable.

1.3 The modernisation of the planning system in Scotland has brought into sharper focus the performance of the planning system. Planning authorities now report annually across a range of performance and service quality measures. These measures provide an effective scorecard for scrutiny and assessment purposes.

1.4 The key component parts of the performance framework consist of:-

- **Part 1** – National Headline Indicators
- **Part 2** – The performance assessment across 8 areas of agreed activity – defining and measuring a high quality planning service
- **Part 3** – Supporting evidence and links to related reports and studies
- **Part 4** – Service improvements and timescales for the delivery of improvements

Appendices – 1 – Official statistics – decision making timescales
2 – Workforce and Financial information

Guidance Notes and Glossary

**PLANNING PERFORMANCE FRAMEWORK
ANNUAL REPORT 2013-2014**



Part 1: National Headline Indicators (NHIs)

Key outcomes	2013-2014	2012-2013
Development Planning: <ul style="list-style-type: none"> age of local/strategic development plan(s) (full years) <i>Requirement: less than 5 years</i> Local Development Plan Tayplan –strategic plan development plan scheme: on track? (Y/N) 	<p>5 years 2 years</p> <p>N</p>	<p>4 years 1 year</p> <p>N</p>
Effective Land Supply and Delivery of Outputs <ul style="list-style-type: none"> effective housing land: years supply effective housing land supply housing approvals effective employment land supply employment land take-up 	<p>7 years 2363 units 1840 units 49.58 ha 0.45 ha</p>	<p>7 years 2642 units 1975 units 50.03 ha 4.45 ha</p>
Development Management Project Planning <ul style="list-style-type: none"> percentage of applications subject to pre-application advice number of major applications subject to processing agreement or other project plan percentage planned timescales met Decision-making <ul style="list-style-type: none"> application approval rate delegation rate 	<p>27.4%</p> <p>2</p> <p>100%</p> <p>96.3%</p> <p>92.1%</p>	<p>10.8%</p> <p>0</p> <p>0%</p> <p>93.1%</p> <p>92.8%</p>
Decision-making timescales Average number of weeks to decision: <ul style="list-style-type: none"> major developments local developments (non-householder) householder developments 	<p>30.1</p> <p>9.7</p> <p>6.4</p>	<p>44.2</p> <p>12.9</p> <p>6.9</p>
Enforcement <ul style="list-style-type: none"> time since enforcement charter published / reviewed (months) <i>Requirement: review every 2 years</i> number of cases identified / resolved 	<p>14 months</p> <p>230/202</p>	<p>2 months</p> <p>226/225</p>

Notes on National Headline Indicators

The Angus Development Plan Main Issues Report (MIR), Environmental Report and associated background documents were approved by Council in October 2012 and published for consultation in early November 2012 with the period for consultation response extending until early January 2013. Progress towards preparation of the Proposed Plan has been influenced by a number of factors including:-

- The substantial number of responses to the MIR.
- Requirement for a number of member / officer working group sessions to consider emerging issues.
- Staff slippage in the dedicated staff resource available to contribute to the preparation of the Proposed Plan, Environmental Report, Habitat Regulations Appraisal, Action Programme and other associated documents.

The 2013 Development Plan Scheme set out that a Proposed Plan would be published for a period of representations in Spring 2014. In recognition of the factors set out above, the extent of the slippage and the fact following longstanding vacancies staff levels were now at full complement, the Angus Development Plan Scheme was reviewed in 2014 (the 5th review) and a challenging timescale in respect of plan preparation and adoption was approved by the Development and Enterprise Committee on 4 March 2014. The approved DPS has been published and submitted to Scottish Ministers. The document sets out that a Proposed Plan would be published in October 2014 with a period for representations thereafter. To achieve the proposed timescale a more detailed project management approach was adopted and as a temporary measure some workload has been diverted from the Development Plan Team. Whilst significant progress has been made, a number of detailed drafting issues will mean that there will be a slight slippage in the programme set out, with an anticipated delay of around two months.

To date Angus Council has received a limited number of major planning applications with only 5 being determined in the last financial year. The Planning Service encourages the use of Processing Agreements and two applications have benefited from that process in the current period with identified timescales met. In respect of major applications if a pre-application enquiry is made an officer meeting is offered. When a PAN is submitted the applicant is offered the opportunity to enter into a Processing Agreement.

For local developments the percentage of applications determined within two months has reduced slightly but this has corresponded with a reduction in the average number of weeks to determine applications. The Council's performance in relation to average timescales for determination of applications compares well with the Scottish average and the average time taken to deal with planning applications has generally reduced over the course of the year. The Planning Service is undertaking a systematic approach to identify legacy applications with a view to their conclusion. In the last year 23 such applications have been concluded. Legacy applications have been defined for this purpose as having been validated more than one year ago. For the period to 2004, 15 such applications remain and their conclusion is being pursued.

PART 2 : ASSESSMENT

PLANNING PERFORMANCE FRAMEWORK

Open for Business

Angus Council benefits from a comparatively up to date development plan, adopted February 2009, which is supported by a number of design briefs, supplementary advice and development briefs providing clear and comprehensive advice in support of sustainable economic growth and social needs. Significant progress has been made towards the production of an up to date Local Plan.

The Council provides pre-application advice for all types of development proposal and also provides free advice on the need for planning permission. Planning 'surgeries' are held in a number of towns in order to increase accessibility to the Service for the customer. For all planning applications a single point of contact of an appropriate authority to provide reliable advice is allocated for the duration of the application.

The structure in place ensures applications are dealt with by specific officers on a geographical area basis. Applicants / potential applicants have the opportunity for direct contact on a day to day basis with an officer dependent on availability. The importance of applicant contact is recognised as being core to Angus Council business and this has been confirmed through agent forums which have been held.

Where 'major' development proposals with potential to create significant economic development benefits are involved the Council has processes and procedures in place to establish multi-disciplinary working groups in order to identify application requirements and to aid consideration of proposals. Examples of this within the last year include pre-application discussions with NHS Estates in respect of significant development proposals at Ashludie Hospital, Monifieth and Sunnyside Hospital, Montrose. A similar approach has also been adopted in respect of a major employment proposal at Montrose Airfield and a major golf/hotel resort at Kingennie, near Wellbank. Where appropriate these multi-disciplinary groups include officers from the Council's Economic Development Service. For the 2013/14 period almost two-thirds of applications for business and industry were determined within two months. This figure is down from last year but measures are being put in place in an attempt to address that fact.

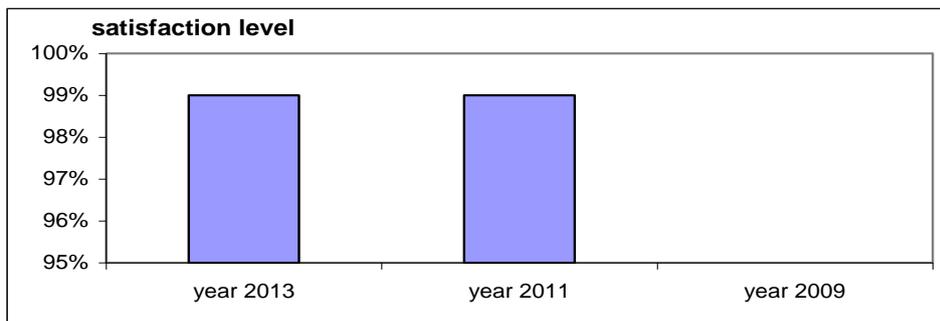
The requirement for contributions to infrastructure etc. are set out within the adopted Angus Local Plan Review and procedures have been introduced with other Council services to allow early identification of contributions required in respect of planning applications. An inter-departmental officer group has been established to monitor the provision of such contributions and the procedures for identifying these requirements. The group meets on a regular basis and ensures that such requests are reasonable and proportionate and that the procedures in place ensure that Service Departments make requests for developer contributions early on in the application process. The Council has also published guidance in relation to affordable housing and will allow a relaxation on policy requirements where provision of the required affordable housing contribution would compromise development viability. Householder applications are dealt with by specific officers.

High Quality Development on the Ground

Angus Council undertakes a biannual Citizen Survey. In 2013 this indicated that 99% of respondents were satisfied with the quality of life in their neighbourhood; 100% expressing satisfaction with the built environment in Angus; and 99% expressing satisfaction with the natural environment of Angus. These figures represent an increase in comparison to 2009 and 2011 results. In comparison to the 2009 results satisfaction with the built environment has risen from 94% as has satisfaction with the natural environment. The Council actively promotes the built environment through participation in a range of initiatives including Doors Open Day which was run in partnership with Economic Development as part of Heritage Week. Angus Council co-chairs the Design Skills Symposium which assists in bringing benefit to on the ground development in Angus through the sharing of skills and knowledge. A bid for funding for Kirriemuir through the Conservation Area Regeneration Scheme has been successful and the scheme was launched in September 2013. The Council continues to invest heavily in the provision of all ability access to the Angus countryside with priority being given to the development of the Angus Coastal Path, the establishment of path networks around all of the Angus burghs and works to enhance the Council adopted Core Paths Plan. The Council also considers the protection and enhancement of the natural environment as a priority. It is a partner in the Tayside Biodiversity Partnership and is an active member of the Tay Estuary Forum. It is also a signatory to Scotland's Climate Change Declaration and has adopted a Climate Change Strategy which contains actions for both climate change mitigation and adaption.

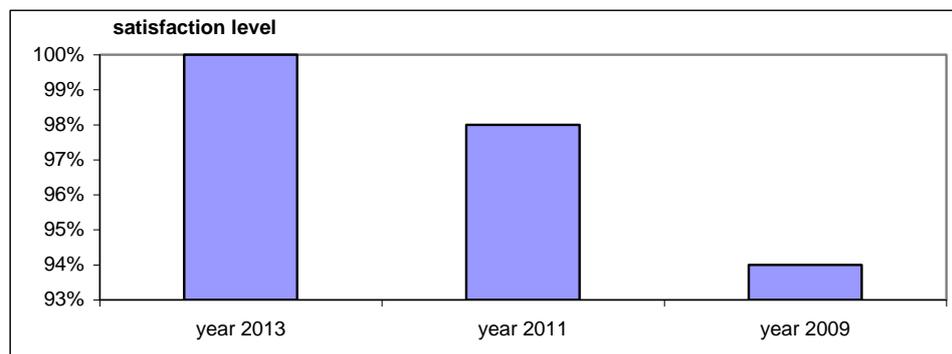
Quality of life in neighbourhood

year 2013 year 2011 year 2009
99% 99%



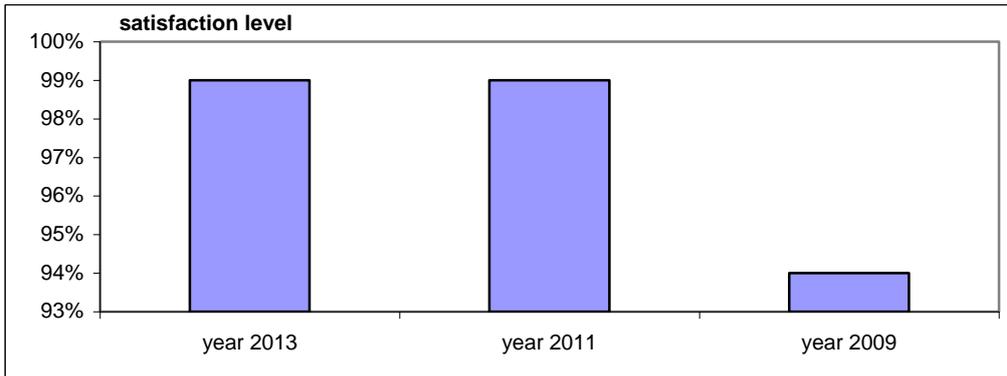
Built environment

year 2013 year 2011 year 2009
100% 98% 94%



Natural environment

year 2013 year 2011 year 2009
99% 99% 94%



Approximately 40% of planning applications benefit from added value measured by negotiated amendments or other improvement during the planning process. This has increased from last year's figure of 33%. There are a number of developments on the ground as being completed that demonstrate examples of added value and high quality development. Examples include Denfield Steading, by Arbroath for the conversion of a brick built potato shed to a family dwelling with annexe accommodation. The proposal rounded off the group at Denfield in a physical and visual sense turning a derelict site into a functional, quality building of good contemporary design that will add to the architectural heritage of Angus. Other examples include a four house development at Kirkton of Craig, Montrose, a contemporary passivhaus development that contributes to the existing settlement but creates its own defined character whilst utilising low energy materials and having low running costs.



Kirkton of Craig

Within the Brechin THI there are a number of projects which contribute to the regeneration of the townscape in particular The Merchant's House. The Merchant's House, Brechin is a Grade 'A' listed building within the Brechin Conservation Area which was vacant and has been restored and altered to form two townhouses incorporating change of use of ground floor retail premises to residential use.



The Merchant's House, Brechin

Developments within Angus are regularly nominated for the Dundee Institute of Architects Design Awards and this year November 2013 winner in the Best Regeneration / Conservation Project Category was The Glebe Cottage, Farnell. Kirkton of Craig referred to above was commended.

In respect of new homes, 297 units have been built over the period which equates to around 12% of the effective land supply as identified by the Draft Angus Housing Land Audit 2013. This is almost double the figure from last year.

Certainty

Angus Council benefits from an up to date strategic development plan and a relatively up to date local plan which is supported by a number of design briefs, supplementary advice and development briefs. A Landscape Capacity analysis has been prepared in collaboration with Scottish Natural Heritage and Aberdeenshire Council to, amongst other things, provide advice to the Renewable Energy industry in respect of locational guidance regarding windfarm developments. The Council consistently determines more applications within the 2-month target determination

period than the Scottish average and in 2013/14 over 96% of applications were approved. Approximately 92% of applications are determined in accordance with officer recommendation and almost 99% of applications were determined in accordance with the development plan. In 2013/14, 80% of appeals to the Local Review Body and 67% of planning appeals to the DPEA were dismissed. The Council publishes clear guidance in terms of the standard of information required to support planning applications and provides a free of charge pre-application advice service. In 2013/14, 683 pre-application enquiries were responded to in writing with an average response time of 12.2 days. This is a slight improvement from last year's figure. More than 27% of planning applications benefit from pre-application advice and again this represents a significant increase in comparison to previous years. Where appropriate, in respect of pre-application enquiries, guidance is given as to the likely level of information that will be required to accompany an application and suggestions made as to possible improvements. The information required is proportionate dependent upon the circumstances of the case. For major development proposals of significant economic development value the Council establishes multi-disciplinary working groups to assist in the processing of planning applications and where necessary facilitates review meetings with applicants and consultees in order to address outstanding issues. In a recent example, a major development was approved as a result of review meetings highlighting the need to provide material to address outstanding matters without which the application would have been recommended for refusal.

Communications, Engagement and Customer Service

Angus Council has a customer service strategy and customer service charters are in place for all planning related services including Development Planning, Development Management, Planning Enforcement and Conservation. These documents are available in hard copy and online and translation facilities are available. Within the context of the emerging Local Development Plan the Council has undertaken extensive stakeholder engagement across all sections of the community including responding positively to requests from agents / developers and landowners for meetings to assist engagement in the MIR process. There was considerable pre-MIR engagement with elected members. Member Officer Working Group meetings were held to consider various topic papers including Economy, Spatial Strategy and Planning Area Analysis. Member briefing sessions were also held in respect of the main options with regard to the main settlements. A series of Member Officer Working Groups have taken place to consider the responses to the MIR options following consultation on the MIR. The outcome from the Member Officer Working Group meetings confirmed the development approach and priorities to be developed in the LDP proposed plan. The Council provides 'planning surgeries' in outlying areas where advice can be provided on a range of development management matters. Copies of planning applications are sent to Council offices in outlying areas and are also available to view and comment on through the Council's Online Public Access system. The Council also publishes planning application information on the 'Tellmescotland' website. The Council's planning webpages are reviewed at least annually and the Council encourages submission of planning applications Online. All applicants, agents and interested third parties that have commented on planning applications are asked to provide comment on the level of service that is provided. The results of this survey are monitored by the Planning Service Management Team and where appropriate individual responses will be used to improve procedures. The Council has processes in place for regular meetings with planning agents and community councils in order

to discuss emerging issues and identify best practice. In that regard planning agents' views have been taken into account and the Planning Service will continue to provide a free pre-application service and easy access to Development Management case officers. As a consequence of views expressed by agent's consultation response in respect of planning applications are placed on Public Access when received. Requests for additional information are also made as the requirement becomes apparent rather than waiting until all requirements are known. In addition our website has been amended to make it more customer friendly.

Efficiency and Effective Decision-making

The Council's Scheme of Delegation which is regularly reviewed historically has resulted in over 90% of applications being delegated for determination by the Service Manager (Planning). The Development Standards Committee meets on a three-week cycle ensuring that determination of those applications that are not delegated are not unduly delayed. Training is provided to all members of the Development Standards Committee and in the past this has included urban design. Most recently training has been provided on Landscape Capacity in respect of windfarm proposals. In respect of dealing with planning applications officer responsibilities are clearly defined to ensure that decision-making is effective and efficient. Targets in respect of the administration of applications and their determination are established at the outset and monitored throughout the process. There is a formal monitoring scheme for planning applications and applications that are close to their target determination date are highlighted to the case officer. In addition, a commitment has been made to conclude 'legacy cases'. The Council consistently out-performs the Scottish average for applications determined within statutory timescales. The Planning Service Management Team meeting monitors performance information as part of its standing agenda. An officer member working group has recently undertaken a review of the Scheme of Delegation to ensure that the process of application determination remains efficient and effective.

Effective Management Structures

As part of the Transforming Angus agenda a management restructuring has taken place which has resulted in a flatter management structure within the Planning Service. The result of this being that more decisions are taken closer to the "coal face". There is an effective management and team structure in place whereby development priorities are established through the Departmental Service Plan / Divisional Operational Plan and delivered through the action plan of individual officers. There are regular Management Team meetings at senior management and team level and these meetings are used to monitor performance in respect of key indicators. The said meetings take place approximately every six weeks. Staff appraisals are undertaken annually and an Annual Training Plan is prepared to meet the training needs of individuals as identified through the annual training needs assessment. There are strong relationships between other business areas within the Council and other public agencies such as SEPA, SNH and the Cairngorms National Park Authority.

Financial Management and Local Governance

Budgetary control and review is undertaken as part of the regular cycle of Management Team meetings with information provided as part of its standing

agenda. The internal Scheme of Delegation identifies officer responsibilities for procurement and established procedures seek to ensure efficient / effective service delivery and spend. There is a protocol to ensure the appropriate consideration of applications prior to the making of a decision. There is a register of staff interest to ensure that any interest in a planning application by a member of staff is properly stated and recorded.

Culture of Continuous Improvement

The Planning Service has implemented the action plan identified as part of the Angus Improvement Model. This is an evidence based self assessment model which examined the Planning Service, measured performance and identified an improvement framework. In addition, the Planning Service has delivered the majority of improvements set out in the Planning Performance Framework 2013/2014 and submitted to the Scottish Government. Angus Council recognises the importance of staff development, for Planning this is provided through the Annual Training Plan and each member of staff has a personal development plan based upon annual performance appraisal. The Council, on a corporate basis a number of years ago was awarded IIP status and this is reviewed on a rolling basis to assess departmental compliance. For Planning, as part of the Communities Directorate, retention of IIP was confirmed last year. In addition all Councillors who require to determine planning applications, or consider planning reviews are given training. There is a well developed culture of sharing good practice, skills and knowledge with other authorities and organisations. There is regular attendance at HoPS, HoP Development Management and Development Planning Sub-Committees, Enforcement Officers Forum, Uniform Users' Group and Local Authority Design Forum. Angus participated in the Planning Fees Study and review of planning arrangements in respect of Cairngorms National Park. Performance management measures are in place and the Planning Service strives to achieve year on year improvement.

PART 3 : SUPPORTING EVIDENCE

Part 2 of this report is compiled, drawing on evidence from the following sources:-

Angus Local Plan Review 2009: <http://www.angus.gov.uk/localplan>

Angus Local Development Plan Main Issues Report:
<http://www.angus.gov.uk/ldpmainissuesreport/>

Development Management Advice Notes, Development Briefs and Other Guidance:
http://www.angus.gov.uk/services/View_Service_Detail.cfm?serviceid=1166

Development Management Online Information:
http://www.angus.gov.uk/services/View_Service_Detail.cfm?serviceid=1166

Angus Council Citizen Survey 2013:
<http://www.angus.gov.uk/ccmeetings/reports-committee2014/Communities/184.pdf>

Angus Council Conservation Online Information:
http://www.angus.gov.uk/services/View_Service_Detail.cfm?serviceid=1397

Angus Council Core Paths Plan:
http://www.angus.gov.uk/services/View_Service_Detail.cfm?serviceid=1288

Angus Council Climate Change Strategy and Action Plan:
<http://www.angus.gov.uk/sustainability/pdfs/CCStrategy%20.pdf>

Angus Housing Land Audit:
<http://www.angus.gov.uk/housinglandaudit2014/default.html>

Angus Council Employment Land Review 2013:
<http://www.angus.gov.uk/atoz/pdfs/employmentland.pdf>

Scottish Government Planning Authority Performance Statistics:
[Scottish Government Planning Authority Performance Statistics](http://www.scotland.gov.uk/Information/Statistics/12427)

Angus Council Customer Charter: <http://www.angus.gov.uk/customercare>

Angus Council Scheme of Delegation:
<http://www.angus.gov.uk/atoz/devmanprocessinfo.cfm>

Angus Community Plan and Single Outcome Agreement:
<http://www.angus.gov.uk/CommunityPlanandSingleOutcomeAgreement.htm>

Angus Council Plan:
<http://www.angus.gov.uk/ccmeetings/reports-committee2014/anguscouncil/155.pdf>

Angus Council Development Plan Scheme 2014:
<http://www.angus.gov.uk/localdevelopmentplan/AngusDevelopmentPlanScheme2014.pdf>

Angus Council / Historic Scotland – Working Agreement 2010:
<http://www.angus.gov.uk/ccmeetings/reports-committee2010/Infrastructure/46.pdf>

PART 4 : SERVICE IMPROVEMENTS 2014 – 2015

In the coming year we will:

- Formalise our protocols for consultation with our Environmental Health, Economic Development, Education, Leisure, Recreation and Housing services.
- Arrange a developers/agents forum to improve communication with the development industry as a part of the Transforming Angus agenda
- Arrange yearly presentation to agents / developers
- Update our Development Management Charter to provide a greater customer focus
- Review our Enforcement Charter
- Develop a renewable energy webpage
- Prepare Conservation Area Appraisal and Management Plan for Kirriemuir Conservation Area
- Prepare guidance on the role of elected members in the pre-application process
- Undertake a "lean" pilot exercise to examine opportunities to streamline the planning application pre enquiry process
- Review Development Management structure to improve service delivery in respect of major and significant applications
- Re-shape the Planning Service to provide better links with Community Planning and Strategic Housing Policy
- Re-structure Forward Planning and Natural & Built Environment to provide a more integrated service
- Review our Scheme of Delegation
- Prepare guidance on how to make an application in respect of High Hedge legislation
- Review the operational procedures in respect of the Development Management Review Committee
- Engage with stakeholders in the formulation of a Town Centre First Strategy
- Review and, where appropriate, prepare additional supplementary guidance in respect of the Council's requirement with regard to planning obligations necessitated as a consequence of developments

Delivery of our Service Improvement Actions in 2013-2014:

Commitment	Complete
<ul style="list-style-type: none"> Review and formalise our protocols for consultation with our Council services. Pilot protocol with Roads Service introduced. 	Y
<ul style="list-style-type: none"> Introduce monitoring of satisfaction of pre-application enquiry service. Implement through Survey Monkey 	Y
<ul style="list-style-type: none"> Arrange yearly presentation to agents / developers. 	Y
<ul style="list-style-type: none"> Review and formalise enforcement processes and procedures 	Y
<ul style="list-style-type: none"> Implement actions of planning obligations internal audit through the Planning Obligation Monitoring Group. Action Plan complied with. 	Y
<ul style="list-style-type: none"> Review planning arrangements with Cairngorms National Park Authority. Review underway / complete 	Y
<ul style="list-style-type: none"> Review, prepare and publish annual Angus Development Plan Scheme. Development Plan Scheme published and submitted to Scottish Government 	Y
<ul style="list-style-type: none"> Produce the Housing Land Audit. Housing Land Audit published 	Y
<ul style="list-style-type: none"> Complete the Town Centre Health Check and Retail Floor Survey for the seven towns within Angus. Published through TAYplan 	Y
<ul style="list-style-type: none"> Prepare and publicise the Finalised Windfarm Capacity Report. Report published and being utilised in assessment of planning applications 	Y
<ul style="list-style-type: none"> Establish and commence the delivery of the Kirriemuir Conservation Area Regeneration Scheme (CARS). Steering Group established and scheme being implemented 	Y
<ul style="list-style-type: none"> Promote the built environment through participation in Doors Open Day. Doors Open Day took place 8/9 September 2013 	Y

Commitment**Complete**

- Oversee delivery of the second phase of programme of minor works to core paths following adoption of the Core Paths Plan.
Second phase complete Y
- Report to Council on the review of the Council's Travel Plan.
Report 675/13 December 2013 meeting of Strategic Policy Committee Y

A: Decision-making timescales

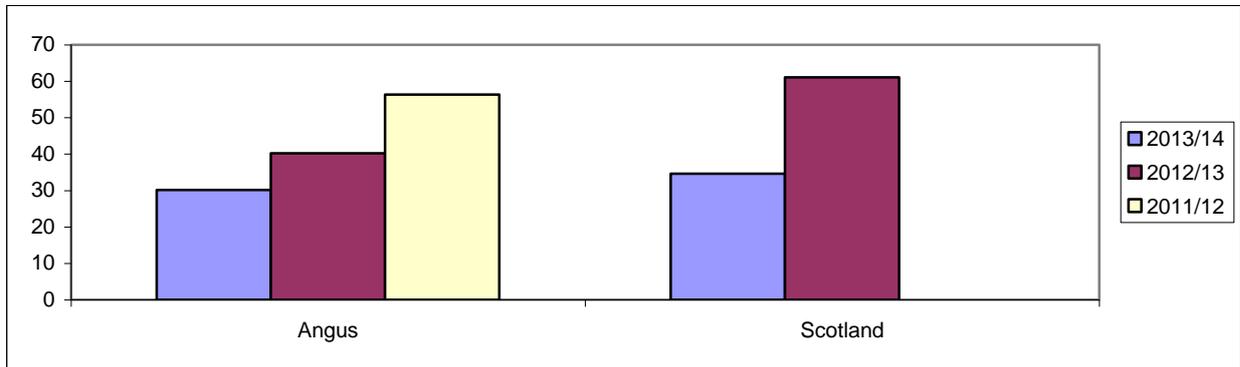
Category	Total number of decisions 2013-2014	Average timescale (weeks)	
		2013-2014	2012-2013
Major developments	5	30.1	40.2
Local developments (non-householder)	453	9.7	12.9
• Local: less than 2 months	60%	6.5	7.0
• Local: more than 2 months	40%	14.5	26.4
Householder developments	347	6.4	6.9
• Local: less than 2 months	94.8%)	6.2	6.3
• Local: more than 2 months	5.2%	11.1	14.3
Housing developments			
Major	2	25.1	45.4
Local housing developments	239	9.4	15.5
• Local: less than 2 months	61.1%	6.2	6.3
• Local: more than 2 months	38.9%	14.4	14.3
Business and industry			
Major	0	0	24.1
Local business and industry	120	8.8	8.6
• Local: less than 2 months	64.2%	6.8	7.0
• Local: more than 2 months	35.8%	12.3	14.0
EIA developments	4	20.4	31.1
Other consents*	131	8.7	8.2
Planning/legal agreements**	9	37.4	80.2
Local reviews	20	7.7	7.8

* Consents and certificates: Listed buildings and Conservation area consents, Control of Advertisement consents, Hazardous Substances consents, Established Use Certificates, certificates of lawfulness of existing use or development, notification on overhead electricity lines, notifications and directions under GPDO Parts 6 & 8 relating to agricultural and forestry development and applications for prior approval by Coal Authority or licensed operator under classes 60 & 62 of the GPDO.

** Legal obligations associated with a planning permission; concluded under section 75 of the Town and Country Planning (Scotland) Act 1997 or section 69 of the Local Government (Scotland) Act 1973

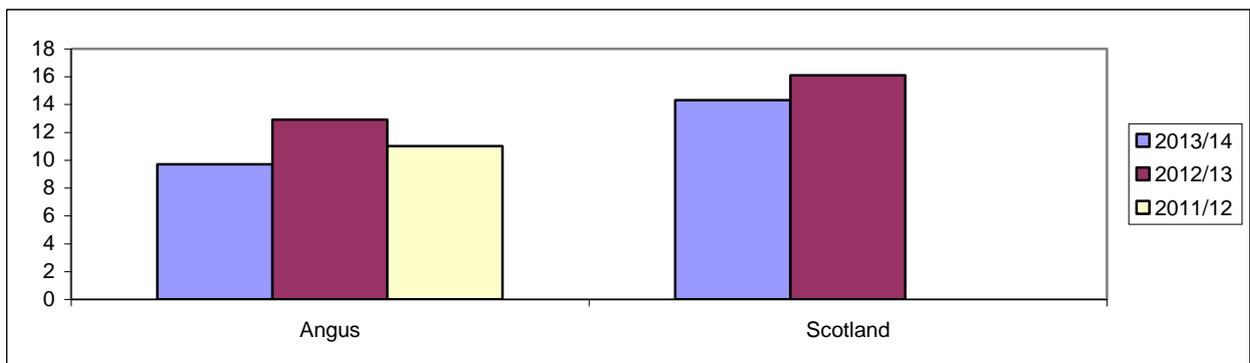
Major planning applications - average time (weeks)

	2013/14	2012/13	2011/12
Angus	30.1	40.2	56.3
Scotland	34.6	61.1	



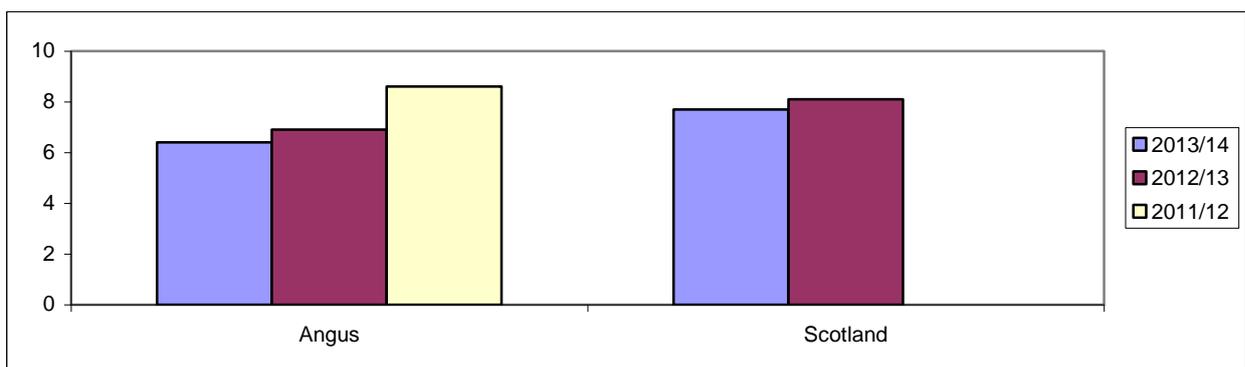
Local developments (non-householder applications) - average time (weeks)

	2013/14	2012/13	2011/12
Angus	9.7	12.9	11
Scotland	14.3	16.1	



Householder developments - average time (weeks)

	2013/14	2012/13	2011/12
Angus	6.4	6.9	8.6
Scotland	7.7	8.1	



B: Decision-making: local reviews and appeals

Type	Total number of decisions	Original decision upheld			
		2013-2014		2012-2013	
		No.	%	No.	%
Local reviews	20	16	80%	18	83.3%
Appeals to Scottish Ministers	6	4	66.7%	11	72.7%

C: Enforcement activity

	2013-2014	2012-2013
Cases taken up	230	226
Breaches identified	127	Not in last years summary
Cases resolved	202	225
Notices served***	11	11
Reports to Procurator Fiscal	0	0
Prosecutions	0	0

*** Enforcement notices; breach of condition notices; planning contravention notices; stop notices; temporary stop notices; fixed penalty notices, and Section 33 notices.

D: Context

Procedures and processes have been reviewed and continue to be reviewed in order to improve performance and outcomes. This has had the benefit of reducing average timescales.

WORKFORCE AND FINANCIAL INFORMATION (as at 31 March 2014)

	Tier 1	Tier 2	Tier 3	Tier 4
Head of Planning Service				1

		DM	DP	Enforcement	Other
Managers	No. Posts	1	1		1
	Vacant				
Main grade posts	No. Posts	8	5		5.5
	Vacant	1			0.5
Technician	No. Posts	2		2	
	Vacant				
Office Support/Clerical (Processing)	No. Post				5
	Vacant				1

Planning includes Development Management (including Enforcement), Development Planning, Natural & Built Environment, Building Standards and Processing. The above figures do not include Building Standards or Business Support. The Processing staff support Planning including Building Standards and the Business Support serve the Communities Directorate of which Planning is part.

Staff Age Profile	Number
Under 30	1
30 – 39	10
40 – 49	8
50 and over	11

The above refers to Development Management, Development Planning, Natural & Built Environment and Processing

Committee & Site Visits	Number per Year
Full Council meetings	1
Planning Committees – Development Standards	13
Area Committees (where relevant)	-
Committee site visits	-
LRB	9
LRB site visits	2

	Total Budget	Costs		Income
		Direct	Indirect	
Development Management	£1,024,606	£573,409		£744,430
Development Planning	£374,389	£284,435		
Enforcement				
Other				
TOTAL	£1,967,005			

The above includes Development Management and Development Planning only. Enforcement is included within Development Management. Indirect costs have not been provided.

Total budget includes Development Management, Development Planning, Natural & Built Environment, Building Standards, Processing and Business Support.

PLANNING PERFORMANCE FRAMEWORK

GUIDANCE AND GLOSSARY

Part 1: National Headline Indicators (NHIs)

Interpretation

<i>Age of local/strategic development plan(s) (full years)</i>	Number of full years passed starting from date (s) existing local or strategic development plan(s) were adopted / approved. Only the strategic development planning authority should provide the information on the strategic development plan.
<i>Development plan scheme: on track?</i>	On track if actions completed on time from last Development Plan scheme and there has been no slippage in forward-looking timetable set out in last scheme. Provide information in text box to explain reasons for any slippage that has occurred.
<i>Effective housing land supply</i>	Position as at 31 March (or most recent annual figure held, if different date). Land on which residential units can be completed and available for occupation, as defined by paragraph 55 of Planning Advice Note 2/2010: <i>Affordable Housing and Housing Land Audits</i> . Expressed as number of years and number of units supply, and also number of units approved.
<i>Effective employment land supply</i>	Position as at 31 March (or most recent annual figure held, if different date). Marketable land that meets business requirements, can be serviced or serviceable within 5 years, be accessible by walking, cycling and public transport, and has a secure planning status.
<i>Effective commercial floor space supply</i>	Position as at 31 March (or most recent annual figure held, if different date). Land comprising suitable and viable sites in terms of size, location and availability within a reasonable time period. The Retail Survey includes all retail premises (Class 1) in Angus Towns and Ethiebeaton Park and Classes 2, 3, 7, 8, 10 and 11 within town centres as defined by the Angus Local Plan Review.

<i>Applications subject to pre-application advice</i>	Planning applications decided during the year on which the planning authority had provided pre-application advice to the applicant normally including written advice.
<i>Number of applications subject to processing agreement or other project plan</i>	Applications decided during the year for which there had been a clear project plan, shared and understood and agreed between the applicant and planning authority, including a scheduled timetable for handing of the application.
<i>Application approval rate</i> <i>Delegation rate</i>	Percentage figures; to be provided by the Scottish Government (Analytical Services), drawn from the data provided by planning authorities.
<i>Decision-making timescales</i>	Average number of weeks from receipt of a valid planning application to decision. Figures to be provided by the Scottish Government (Analytical Services), drawn from the data provided by planning authorities.
<i>Time since enforcement charter published / reviewed</i>	Position as at 31 March. The number of months since the authority's enforcement charter was last published or reviewed and re-published.
<i>Number of breaches identified / resolved</i>	Matters which the planning authority has recognised to be breaches of planning control during the year; along with a record of identified breaches that have been resolved either through negotiation or compliance with more formal enforcement action.