



Renfrewshire Council
Planning Performance
Framework 2014



Part 1: National Headline Indicators (NHIs)

Key Outcomes	2013–2014	2012–13
Development Planning		
Age of local/strategic development plan(s) (full years) <i>Requirement: less than 5 years</i>	Renfrewshire Local Plan Adopted – March 2006 Proposed Renfrewshire Local Development Plan Approved – December 2012 Strategic Development Plan – 29 May 2012	
Development plan scheme: on track?	Yes	
Effective Land Supply and Delivery of Outputs		
Effective housing land: years supply	5 years	5 years
Effective housing land supply	2963 units	2064 units
Housing approvals	401 units	669 units
Effective employment land supply	135.7 ha	136.5 ha
Employment land take-up	2.67 ha	0.62 ha
Consented commercial floor space	79,256 m2	93,307 m2
Commercial floor space delivered	31,167 m2	17,545 m2
Development Management		
Project Planning		
Percentage of applications subject to pre-application advice	38%	(a) 26% (b) 42%
Number of major applications subject to processing agreement or other project plan	2	0
Percentage planned timescales met	100%	0%
Decision-making		
Application approval rate	97.9%	96.4%
Delegation rate	94.1%	94.5%

Key Outcomes	2013–2014	2012–13
Decision-making timescales		
Average number of weeks to decision:		
Major developments	12 weeks	36.6 weeks
Local developments (non-householder)	8.7 weeks	11.2 weeks
Householder developments	6.9 weeks	7.8 weeks
Enforcement		
Time since enforcement charter published/reviewed (months) <i>Requirement: review every 2 years</i>	Approved August 2013	Approved September 2011
Number of breaches identified/resolved	57 breaches identified, 40 cases resolved	13 breaches identified, 121 cases resolved

Note on Effective Housing Land Supply

The effective housing land supply figure for 2013 – 2014 is taken from the 2013 Housing Land Audit. This audit review was completed with Homes for Scotland disputing 1332 units. Renfrewshire Council has never had this many disputed units. In fact the number of disputed units is more than the total number of disputed units normally found for the entire Glasgow and the Clyde Valley Region. These disputes are based primarily on brownfield sites in urban areas. Since completing the 2013 Audit and preparing the 2014 audit there has been an increase in the number of house starts and there has been an acceleration in the number of house completions at many of these disputed sites.

The figure of 2963 units is an all tenure housing supply of 2658 private units and 305 within the private/social rented sector.

Note on Commercial Floorspace

For the purpose of this survey commercial floorspace is considered to relate to retail and other uses found in classes 1, 2, 3, 7, 8, 10 and 11.

The survey only considers new commercial floorspace and does not include changes of use between the use classes identified above.

- Total commercial floorspace developed/under construction between March 31st 2013 – May 31st 2014 - 31,167 m²
- Total commercial floorspace with planning consent yet to be implemented (May 31st 2014) – 79,256 m²

Whilst the period for this Planning Performance Framework submission measures from 1 April 2013 – 31 March 2014. The most up-to-date figures have been provided for commercial floorspace.

In terms of the commercial floorspace there have been some changes to the figures since last year. Commercial development activity has picked up in the last year with the amount of floorspace developed or under construction increasing from 17,545 sqm in 12/13 to 31,167 sqm being developed during 13/14. During the same period the amount of commercial floorspace with planning consent yet to be implemented has fallen from 93,307 sqm to 79,256 sqm. During this period some consents have expired and as development activity has picked up there has been a resultant reduction in the amount of consents in the pipeline.

Note on Pre-application Advice 2012–2013

Figure (a) relates to online submissions for Q1-Q3 only. Information in respect of pre-application advice was not previously measured, this process was reviewed and an action put in place. Figure (b) relates to all applications decided for Q4.



Part 2: Defining and measuring a high-quality planning service

Open for Business

- The proposed Renfrewshire's Local Development Plan (LDP) sets out an up to date framework to deliver an ambitious, aspirational but realistic spatial strategy for Renfrewshire. However the adoption of the LDP was delayed due to resourcing issues at the Scottish Government's Reporter's Unit;
- The Council has adopted a flexible approach to development to support and facilitate investment in the area by working in partnership with landowners and developers. The Council have been working with the owners of Hillington Business Park, one of Renfrewshire's Strategic Economic Investment Locations, to introduce a Simplified Planning Zone (SPZ), the first SPZ scheme to be promoted in Scotland in a number of years;
- The Renfrewshire LDP Spatial Strategy identifies opportunities for change and investment. One implementation mechanism has been to prepare development briefs for transition areas, primarily business and industrial areas or areas of mixed use where it is has been challenging to attract new investment and development. Renfrewshire Council have prepared the first Transition Zone Development Brief for Erskine Riverfront. These set out visually how land uses could be accommodated, as well as showing the possibilities and opportunities for each transition area;
- Renfrewshire Council recognise that the identification of housing sites is necessary to attract development, especially in this constrained economic period. A working group has been set up to identify low, medium and high priority sites, looking at marketing procedures as well and as investigating alternative approaches to land disposal and partnership working such as joint venture arrangements. This approach has already made an impact with two brownfield sites owned by the Council having competitive bids submitted to develop the sites for new housing;
- An action in the LDP Action Programme is to 'Develop and continuously review Renfrewshire Regeneration Strategy and associated action plans to support economic activity and employment opportunities as well as social and cultural development for Renfrewshire'. The Council have made early progress on this action by starting to prepare a Renfrewshire Regeneration Strategy in association with the Organisation for Economic Cooperation and Development (OECD). We are creating an overarching strategy with clear



headline targets with a focus on social, cultural and economic outcomes. The strategy will align with Renfrewshire's Community Plan as well as many of the aspirations at the national and local level, assisting in delivering the actions and priorities identified;

- A development pipeline map has been prepared to identify and promote available employment land and floorspace in Renfrewshire as well as identifying current developments under construction and those that have gained planning consent. This pipeline map will be updated on an annual basis to ensure we continually improve Renfrewshire's offer;
- We are continuing to develop initiatives which improve the frontages and the fabric of buildings within our network of centres through the Retail Improvement Scheme. This project aims to enhance the overall image of areas, supporting and facilitating investment, helping to retain the existing businesses as

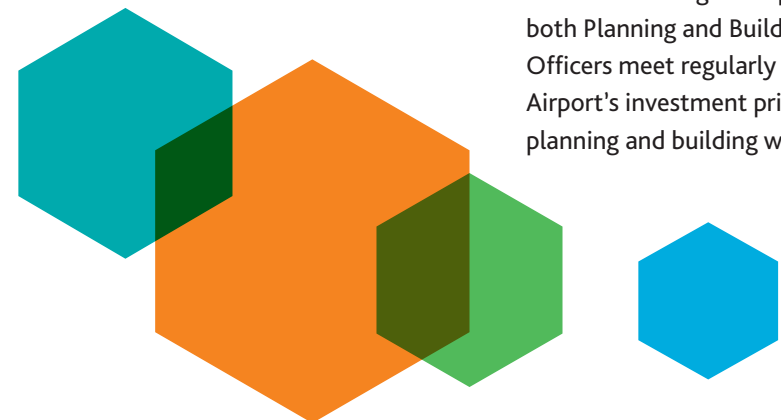


well as encouraging new business, opportunities and ventures;

- Given the proactive approach in identifying brownfield land as well as green belt development sites, the Council has seen increased interest by house builders to progress development on various sites. Productive pre application discussions have taken place with the expectations that when a planning application is submitted there should be very little to discuss or negotiate and therefore the application will be processed without unnecessary delay;
- Processing agreements are now frequently used for development proposals. The house builders have commented that they have no issues with entering into a processing agreement, where appropriate, given that the form of the agreement along with the ease of using the system as it presents no barriers;
- Vacant and derelict land in small pockets can be troublesome to develop or enhance on their own, so there are areas where the Council have grouped sites together, looked at the potential uses, redevelopment potential and place making. In doing so planners have produced a framework for how an area could be comprehensively developed/ improved, if owners work together. An area to the west of Paisley (Paisley

West End) was a pilot project, where a vision beyond the realms of individual sites was put to various land owners to show what could be achieved together. This approach has been rolled out to 3 other areas given the success of this mechanism in front loading design and place making qualities into proposals;

- Although the planning conditions and legal agreement associated with the development at ROF provides a good framework for implementation, the current economic circumstances has meant that a more flexible approach to encouraging development at this large brownfield site has been required. The Council have worked with developers allowing amendments to legal agreement development trigger points, as well as adapting the masterplan in line with market trends. We have also proactively been assisting both the developer and the community in looking at implementing the community benefits associated



with the implementation of this development;

- A number of initiatives to enhance the appearance and function of Renfrewshire's centres has been progressed and are defined by the Paisley Heritage Asset Strategy but also by the on-going development of a Business Improvement District for the town centre which is being led by the business community;
- In promoting Renfrewshire as a place to live, do business and visit, the Council are currently working on promoting Renfrewshire as a cultural destination for tourism. A tourism strategy is being developed to work towards a bid for the City of Culture 2021;
- Continue to build upon the good relationships that we have with key business to ensure a clear understanding of the requirements when submitting planning and building warrant applications. An example of this is with Glasgow Airport where both Planning and Building Standards Officers meet regularly to discuss the Airport's investment priorities and the planning and building warrant process;

- Facilitating the redevelopment of potentially difficult sites is viewed as a priority. See Phoenix Park Case Study;
- Work continues by the Paisley First BID Steering Group in developing a proposed Business Improvement District (BID) for Paisley;
- A Building Repair Task Group was established by the Council in response to the growing issue of the declining physical condition of private sector property within Renfrewshire's towns. It consults with relevant parties/the Scottish Government/Historic Scotland and is authorised to secure external funding and to coordinate the use of necessary legislative powers. Priorities are those buildings most at risk or in the most visible locations which have a negative impact locally and which impair the image of Renfrewshire for business;
- A new £14.5m Town Hall is being developed in line with a masterplan at Johnstone, which is due to open in summer 2015. This investment has stimulated a planning application, approved in spring 2014, by the owners (Co-op) of the adjacent Somerfield supermarket for the sub division of the store to permit a mix of uses;
- The Council recognises the contraction of the town centre's retail area and the need for diversification of town

centre uses, supporting the future economic base of the town. A gap site in Paisley at the former Arnotts department store has been a challenge to attract investment in the difficult economic circumstances. However the Council have worked in partnership to assist in reducing the financial risks involved in bringing forward the site for development. This prominent site is now seeing the first phase of a wider redevelopment scheme being realised with the construction of 31 flats being well advanced, and acting as a catalyst for further proposals with a facade retention and redevelopment scheme now submitted for formal consideration;

- Planning permission was granted in principle, in 2012, to Cart Corridor Joint Venture Company for the erection of a mixed use development. The joint venture company has reduced the risk to development and acted as a catalyst for development. Once completed, this development will be a significant addition to this gateway area lying between Glasgow Airport and Paisley Town Centre;
- We have been actively involved in the City Deal for Glasgow and the Clyde Valley which will provide a multi-million pound 10 year pipeline of infrastructure and regeneration projects for Renfrewshire.



High Quality Development on the Ground

- The delivery of the development at ROF, Bishopston continues with development platforms being prepared, along with the installation of services and roads. A marketing strategy is being prepared in partnership with BAE, the Council and Scottish Enterprise which is due for completion by the end of 2014, prior to marketing the site as a strategic economic investment location and promoting future development of the site;
- The Retail Improvements Scheme has had a substantial amount of interest from various shop owners seeing the benefit of working with the Council to enhance the visual appearance of centres. A number of Renfrewshire's businesses have received grant funding with work on projects being implemented and completed. The success of this scheme is being evaluated with the possibility of an extension to the scheme given the impact that it has had on centres across Renfrewshire;
- Given the success in the charrette for Johnstone South West CGA, it is proposed to repeat the charrette approach for a green belt release site to the south of Paisley (Paisley South/ Dykebar). The Council's approach

recognises that place making is key to developing the site, enhancing existing assets as well as making the site a good place to stay;

- The LDP New Development Supplementary Guidance (SG) has been used for around 18 months, the feedback from many developers is that it provides a good framework and structure to work with but it also allows for innovation. An application for a low carbon house in the green belt on the edge of Bridge of Weir which has innovative design concepts has been submitted. This indicates that the SG provides a good framework without stifling innovation;
- Preparation of a new development design guide is making good progress, aiming to implement the principles of the Architecture and Place Policy and Designing Streets into good practice guidance for developers. Workshops involving planning, roads, environmental, housing and the Scottish Government are taking place looking at good design, layouts and successful places in Renfrewshire. The aim is to produce a guide to replicate localised good design and quality;
- Progress has also been made on updating Supplementary Planning Guidance - Renfrewshire's Planning Advice Notes. The advice notes provide

more detail for applicants at the pre-application stage or when submitting planning applications for development;

- Guides and advice notes for Development Management staff have also been produced to ensure that there is consistent advice provided and assessments made on development proposals. These internal guides also ensure that information requests for supporting information is proportionate;
- Early engagement with developers is integral to the planning process at Renfrewshire Council. This means that design principles are established at an early stage and embedded into proposals, to create good developments. See Case Study 'Fordbank', Johnstone West;
- Cross departmental input during pre-application discussions happens with a number of development proposals. It has proved beneficial when bringing new sites forward. An example of this is the site of the former Castle House site on Barrhead Road. This development is the first Council built housing within Renfrewshire for around 30 years. Pre-application discussions with Planning, Roads and Housing allowed for issues with access to be overcome to provide a development of quality materials to a high design standard;

- Renfrewshire Council see the benefit in collaborative approaches and joint working to deliver successful developments. An example of this is the site of the former South Primary School on Neilston Road. Positive partnerships ensured a new design a 'pedestrian first' approach, embedding the principles of Designing Streets into the development from the outset. A key concept was the central community square and play area which was integral to the development. The site creates a family friendly safe environment. This development recently won the large affordable housing development prize at the Scottish Homes Awards 2014. The architects involved praised the support of the Planning Officers involved during both the design and construction phases;
- To assist in the efficient processing of applications, the focus has been placed on 'front-ending' the design process. Additional urban design staff have been employed to assist in this, with input into design briefs and site appraisals;



- A masterplan, based on retail led mixed-use regeneration at Braehead has been prepared by the owners with input from the Council and Architecture and Design Scotland, to support place making and expansion of uses at Braehead. This is in accordance with the Glasgow and the Clyde Valley Strategic Development Plan which sees Braehead as central to the Clyde Waterfront regeneration initiative and the emerging community of Renfrew North;
- The Local Development Plan provides a policy framework for green network opportunities as well as priorities for investment. The local Green Network programme implements the investment and delivers the projects identified. Two examples of high quality green networks are new connections that have been formed between south Paisley and Barrhead in East Renfrewshire. Another important connection is north of Lochwinnoch, linking existing networks at Castle Semple Country Park, where a four fold rise in walkers has been recorded since completion;
- A development plan brief, for future residential use, has been prepared for the former St. Cuthbert's school site, Johnstone which accords with the 2012 area masterplan, approved following a public consultation design charrette. The design brief provides guidance on infrastructure requirements and

assessments required, particularly those for surface water management, such as SUDS (Sustainable Urban Drainage) which forms the key design component for this site's development. The brief also provides design guidance on how the site can be sustainably developed and access integrated with the wider green network;

- Heritage led regeneration, established through the Town Centre Heritage Initiative/Conservation Area Regeneration Scheme, continues to provide investment towards high quality repair and restoration schemes. The continuing partnership is delivering a programme of heritage projects, valued at £3.7m;
- The Paisley Town Centre Heritage Asset Strategy was approved early in 2014 and the physical, economic and social regeneration, which the Council has committed to, and which will be strongly influenced by design principles, promote high quality design in development to enhance the value of the area. Investment of approximately £90m, the successful delivery of the strategy will benefit the wider community strengthening of the town's 'grassroot' organisations;



- Part of the Council work to promote the positive architectural heritage of the town will involve engaging in a benchmarking process with Historic Scotland and UNESCO to compare Paisley with the criteria for World Heritage Sites;
- A new £14.5m Town Hall is being developed in line with a masterplan at Johnstone, which is due to open in summer 2015. Extensive public consultation took place at the initial and detailed design stages with the community and local businesses. It will house a range of modern community facilities including Johnstone Library, a theatre space, marriage suite, conference space, a cafe and meeting spaces. The building will also offer a cluster of Council services under one roof, including housing, social work and advice works.

Certainty

- The LDP and accompanying New Development Supplementary Guidance will be adopted in summer 2014. Renfrewshire Council would have been the first LDP in the Glasgow and the Clyde Valley Area to follow the Glasgow and the Clyde Valley Strategic Development Plan (2012), however this adoption has been put off track by the delay from the Scottish Government Reporter's. Renfrewshire's LDP will eventually meet Scottish Government regulations by producing the LDP two years after the adoption of the Strategic Development Plan. Even though Renfrewshire managed to complete the Proposed LDP within the timescales set out by the Scottish Government. The adopted LDP will now provide developers with an up to date and settled view of the Council which in turn provides developer certainty;
- An up to date LDP provides certainty for investment and the delivery of that investment through developments over the lifetime of the Plan. Investment in Renfrewshire has already started to increase with developers submitting applications for various sites given Renfrewshire's encouraging 'Open for Business' approach. However this certainty was reduced by the protracted examination process

undertaken by the Directorate for Planning and Environmental Appeals;

- The introduction of the next LDP within the 5 years as well as continuous updating of the LDP Action Programme will provide the certainty required to support sustainable economic growth as well as many of the National Outcomes and local outcomes;
- An annual progress report on the implementation of the spatial strategy, policies and proposals of the LDP will be prepared, with an opportunity to change actions, partners and priorities in line with trends, funding and resources. This will allow an immediate response to the market and developer need and demand;
- The Council continues to prepare development briefs for housing areas and regeneration areas. Setting out the opportunities and challenges with each site. Success has increased recently with a number of more challenging sites being developed providing a range and choice of housing within Renfrewshire. Most recently we have seen increased interest in our Community Growth Area (CGA) at Johnstone South West;
- An audit is undertaken each year to identify what employment land is available, where, what are the opportunities and constraints, the

effectiveness/quality of employment land and floorspace in Renfrewshire. A development pipeline map has been prepared to map areas of potential sustainable growth. Aiming to continually respond to developer's needs and aspirations as well as the changing economic circumstances and sectors;

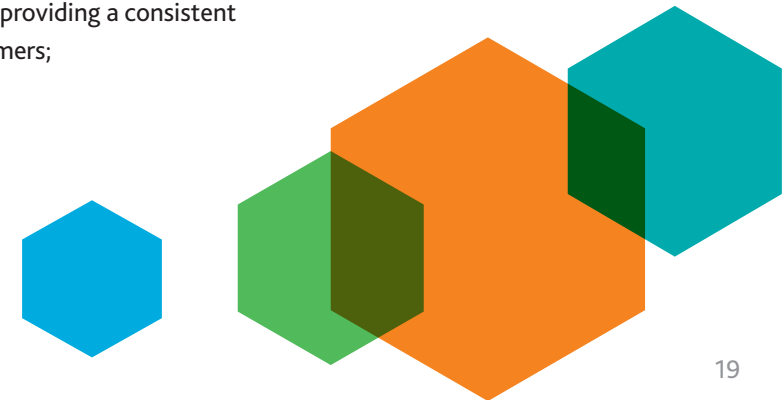
- The preparation of the next Renfrewshire LDP will begin in September 2014 and the timeline for preparation has already been set out to ensure that the LDP2 will be produced and adopted in less time than LDP1. However this will also have to factor in the prolonged timescale taken to examine the LDP;
- Certainty is key to the successful development of sites. Developers are looking for increased certainty on riskier sites such as development on brownfield land. We are facilitating development on many brownfield sites, in sustainable locations within existing communities in Renfrewshire by various approaches. We are currently trialling proposals to fund the implementation of drainage infrastructure with assessment of various delivery mechanisms and potential funding streams. This would allow sites to progress having major infrastructure implemented by the Council to support the development of around 500 houses in Johnstone CGA;



- The Council continues to work with the owners of Braehead, key agencies and stakeholders to strengthen the role, function and diversification of uses at Braehead as well as promoting place making enhancements to gateway and public realm areas in and around Braehead. Implementation of a masterplan will enhance the placemaking elements of the centre and provide a good quality development. However the delay in adopting the LDP due to the delay in the Scottish Government Reporter's recommendations and conclusions has been difficult for the developer to deliver the £200 million worth of investment;
- We have introduced a process into our monthly performance to capture applications as they hit the 3 months trigger to ensure that applications are dealt with before they reach 'legacy' status;
- We continue to reduce the average decision making timescales by using processing agreements, where appropriate. We also make greater use of 'stopping the clock' which allows us to focus on actual performance of applications which have not been delayed for reasons outwith our control. Quarterly returns have shown 3 applications subject to a processing agreement and 6 requests under 'stopping the clock';
- The enforcement charter has been reviewed and updated;
- To provide confidence to investors, and in order to clarify its commitment to the wider community of Renfrewshire, the Council has established key performance indicators in the Community Plan. 10 year targets have been set to, increase annual home completions by 50%, to increase Renfrewshire's resident population by 5%, to reduce vacant retail space in Paisley Town Centre by 50%, reduce urban vacant and derelict land by 15% and the position where there are no air management areas within Renfrewshire;
- The Department's Service Improvement Plan includes a number of key performance indicators recorded under a number of themes such as Partnership, People and Performance. Regular monitoring of the preparation of development strategies, projects and investment programmes is recorded on a Scorecard which allows assessment of performance, for example the investment in and delivery of town centre regeneration projects. This evidence provides the wider community and investors with the confidence and certainty that the Council is fulfilling its objectives and targets.

Communications, Engagement and Customer Service

- We are currently trialling the use of 'Quick Response Codes' (QR codes) on projects that are under completion or completed. Posting a code at sites that can be activated using smartphones, sending a link to the Council web pages to inform the user of the project. The QR method is a better use of resources as well as a method of communication and engagement that can be easily updated and costs very little to implement;
- The standard format applied to most meetings for medium to large scale developments is that a member of staff from Development Planning and Management attend along with colleagues in roads, environmental and drainage, so that a developer can be assured that each Council service is aware of the proposal and very little can delay the process from approval of the development to implementation;
- Refined and streamlined the complaints handling system, providing a consistent process for customers;
- Improvements made to the public planning application and appeals search page. The public access module went live on 5 December 2013 displaying information in a more user friendly way and also includes Building Standards information;
- ePlanning - submission of online planning applications remains high at 57.6%;
- Continued review of web pages against criteria outlined in Peter Pendleton Associates survey to improve eplanning services and service improvement;
- Survey Monkey questionnaire created and attached to letter templates, email footers and web pages;
- Work continues to formalise processes to conduct one to one in –depth surveys with user groups;
- Continued promotion of 'TellmeScotland'; this is used for statutory planning notices and to publicise projects such as THI/CARS;



- In 2013 a programme of public events, including traditional door to door leafleting, raising awareness of external funding opportunities for the renewal and regeneration of buildings in Paisley Town Centre THI/ CARS area was carried out. This also involved the cooperation of Paisley College's Photographic department and students, with a photographic competition which was organised to demonstrate the public perception of the THI/CARS scheme submissions and will be used for later publicity of the scheme. Local schools were also engaged with architectural drawing workshops and master classes. This demonstrates the Council's continued commitment to safeguarding and enhancing the architectural fabric of Paisley;
- The Grand Fountain: 'Interpretation and Restoration' project has a total funding package of almost £650,000 from Historic Scotland, Heritage Lottery Fund and Renfrewshire Council. The project is seeing the restoration of the A-listed cast iron Victorian fountain at the centre of Fountain Gardens in Paisley which will be complete by late summer 2014. Alongside the restoration works, a programme of educational and community activities inspired by the history and heritage of the fountain and gardens have been

taking place. These activities include an oral history project led by the Friends of Fountain Gardens group which is recording the local community's reminiscences of Fountain Gardens and a creative writing competition in conjunction with community organisation, the Star Project;

- Presentations at Local Area Committees and local forums provide a regular platform for communication, as well as engagement with a range of community planning partners and various sectors of Renfrewshire's communities. This allows participants the opportunity for regular engagement;
- We continue to use our Acolaid Enterprise system to monitor and improve performance and maximise efficiency. Acolaid's embedded workflow enables actions/tasks to be prioritised in order using a colour coded traffic light system and provides a hyperlink to the related planning case;
- Electronic communications options were keenly promoted to maximise the response rate to the Local Development Plan consultation (for example the response to the Proposed LDP), which resulted in a high number of on-line submissions. All representatives have been kept up to date at each key stage of the LDP process and there is a



commitment to a continued proactive approach to e-Planning methods;

- A local authority concordat exists, recognising the fundamental role that local authorities have in helping to achieve the aims of the Central Scotland Green Network (CSGN). The agreement seeks to transform Renfrewshire into a place where the environment adds value to the economy and where people's lives are enriched by its quality. It is a significant step forward in bringing together the right expertise, resources and people, in order to realise projects;
- Renfrewshire Council also works with the Glasgow and the Clyde Valley Green Network Partnership to coordinate the greenspace strategy and deliver green investment. A Service Level Agreement with East Renfrewshire is in place for the provision of project management and implementation services for cross boundary green network projects;
- The Development and Housing bi-monthly staff newsletter provides

update features on planning and economic development along with housing information. As well as communicating information this also acts to promote projects and initiatives and in particular those involving inter-departmental working;

- A two day free business event, the largest business to business event in Renfrewshire, was attended by over 500 people. Speakers included leading Scottish politicians, economists, academics and business leaders;
- We have created an App currently available for iphones. The 'Look up Paisley' app highlights ten sites around Paisley town centre which have an important place in its history. Work continues to make this app available on smartphones;
- Customer Service Charter in place to ensure a high standard of service for users;
- The Service Improvement Plan process is a key part of our Public Performance Reporting framework. Regular public performance reports which account for service performance are also produced and incorporated into the Renfrewshire Magazine to ensure as wide a circulation as possible. Information is also included on our Council web pages and in service level public performance reports;

- A dedicated Duty Officer is available every day to provide advice to both telephone and face-to-face enquiries. This provides certainty for customers that there will be a Planning Officer available to deal with their enquiries during designated times;
- A communication and engagement programme is being planned. To engage the community and the wider audience, the focus is on traditional public consultation methods, in the form of face to face contacts and visits, in order to engage people in a more personal and friendly manner, which it is anticipated will stimulate greater public involvement.

Efficient and Effective Decision Making

- The Council continues to facilitate the delivery and implementation of a high quality employment area within Bishopton Community Growth Area by working in partnership with the current landowner) and the business community to develop appropriate employment uses at the site;
- The Heritage Asset Strategy for Paisley is complete and currently the Council are preparing a project plan, action plans and business plans to implement the Strategy to facilitate improvements to the vitality and viability of Paisley

Town Centre, managing the transition of the retail offer and promote diversification of uses. An 8 year programme of activity has been scoped out with a rollout of the recommended actions from the approved strategy. Implementation of the projects will commence at the end of 2014;

- A baseline report and quarterly updates on the State of the Renfrewshire Economy to ensure a focus on priority areas/issues within Renfrewshire has been prepared. The next edition of the economic baseline report will have wider scope to take account of economic, social and cultural aspects. It will provide the baseline for the Regeneration Strategy and the Paisley Town Centre Heritage Asset Strategy (PTCHAS). It will become Renfrewshire's Regeneration Baseline Report, which is in line with the priorities at the national and local Government level;
- Continue to work in partnership to support improved surface access connections to and from Glasgow Airport. We have contributed to decision making through the Glasgow Airport Strategic Transport Appraisal which was undertaken and reported. The appraisal provided a framework for decision making on the potential transport interventions to/from the Airport. There is continuing assessment



of the potential delivery mechanism and funding for this option with all partners;

- As part of encouraging investment in Renfrewshire's Network of Centres, we are currently undertaking baseline studies and centre health checks within Paisley, Johnstone, Erskine, Renfrew and Elderslie. This baseline information will help to develop centre strategies to deliver and implement proposals. Health check proformas are being prepared for each centre as the basis of assessing all centres in line with Scottish Planning Policy. A working group has been set up to coordinate what information is available and what additional information requires to be collected, analysed and monitored;
- The Local Green Network Steering Group coordinates the Green Network Strategy with a programme which delivers a wide range of projects bringing external funding to match the commitment of the Council;
- One of the purposes of the Service Improvement Plan is to allow us to take stock of what is happening in the service, and to consider and develop policy options which reflect changing circumstances both in terms of customer needs and resource availability, in the context of the Council's priorities and the need to deliver Best Value;

- Staff structures allow for collective working between teams, ensuring a suitable skill base to translate the policy framework into the delivery of successful planning consents. Examples: cooperation between policy and development management and legal services to advance town centre status and planning application for Braehead and new streamlined planning procedures at Hillington Simplified Planning Zone; Paisley Town Centre Heritage Asset Strategy established through collective/corporate work and requires continued cooperation into the future to successfully deliver strategy.

Effective Management Structures

- A tourism framework for Renfrewshire has been prepared and will inform the development of a Tourism Strategy. The Tourism Framework is to ensure a consistent approach and allows all partners and stakeholders to fully exploit the opportunities available in a coordinated and resource efficient way;
- Taking the lead in facilitating the Glasgow Airport Investment Zone (GAIZ) Business Forum helps prioritise actions for the area and gain support for delivery of GAIZ across public and private sectors. Meetings are held with forum members on a quarterly basis and the forum has recently been

involved in a rebranding exercise in pursuit of promoting the area as an internationally recognised business location. By developing a GAIZ brand this will help to market the area;

- Joint venture partnerships to facilitate development on stalled/challenging sites have been set up to take forward development of important buildings or priority areas. Given the success of these partnerships, we are looking at other sites and locations to roll out this approach. Various masterplans and design studies are being prepared internally by qualified urban designers to accompany development briefs for stalled sites to put forward a vision/framework for how sites could be developed;
- Work to implement the Fastlink route has commenced on the Glasgow side and design work on the route in Renfrewshire has been carried out in partnership with all stakeholders. A Fastlink Steering Group and Project Delivery Group has been set up which includes the Council, adjoining councils and the regional transport body to successfully deliver on this project;
- Like all local authorities, Renfrewshire is working with the Scottish Government and Openreach to deliver enhanced Broadband to the area. A project delivery group has been set up which

includes both Development Planning and Development Management staff to assist with implementation. This group is project managed and has a single point of contact between the Council and the Government to ensure a two way discussion. All members of the group meet quarterly to provide an update on matters relevant to progressing the project, to allow information sharing and to ensure there is no slippage in timescales and that any issues are dealt with speedily;

- Regular reviews of the management structures establish a clear understanding of roles and responsibilities allowing key issues to be effectively addressed. For example, management structures have evolved in response to changing issues such as the Paisley Town Centre Heritage Asset Strategy, where a new project manager has been appointed;
- The governance of regeneration projects is through the establishment of project boards and steering groups. Examples include the regeneration of Johnstone Town Hall and Community hub; and the repair and refurbishment of the Russell Institute, Paisley;
- We have an embedded Communications Officer within the department's structure working on the promotion and content of various

projects such as the Paisley Town Centre Heritage Asset Strategy; the Council's programme of town centre events and festivals and the 'Invest in Renfrewshire' programme of business and employability support;

- The Council has formed joint ventures to implement change and deliver the desired development outcomes on sites within Paisley. This management structure has allowed the acquisition and control of sites, with a masterplanned approach to implementing developments. Boards have been formed to agree actions and ensure continuous review of the development process. An example includes the redevelopment of the former Arnotts store site, Paisley which is under way for a mixed use development, part of a joint venture partnership to progress stalled sites in Paisley;
- Regular staff meetings and presentations take place to brief colleagues, allowing the sharing of knowledge and staff contributions.

Financial Management and Local Governance

- Assistance has been given to the preparation of a masterplan and a strategic investment framework for future development within Glasgow Airport Investment Zone. An economic appraisal has been prepared by partners (Glasgow City Council, Scottish Enterprise, Glasgow Airport Limited & Renfrewshire Council) and there will be continuous assessment of delivery mechanisms and funding for this framework. A detailed action plan is being developed which will address opportunities and constraints. As well as this there will be monitoring of the success of this funding and delivery mechanism to see if it could be rolled out in other areas;
- The Paisley Town Centre Heritage Asset Strategy is envisaged to require investment of around £90 million to support a range of capital projects. To ensure sound financial management there will be appropriate financial testing of all proposals at each stage, the development of detailed proposals which will have accompanying business cases and the entire project will be project managed to successfully deliver the actions outlined in the strategy;

- Financial monitoring meetings – monthly financial reporting and monitoring procedures are in place;
- Corporate procurement team embedded within the planning service allows for support to bring projects through the procurement process quicker and allowing implementation on the ground to start timeously;
- The Townscape Heritage Initiative Steering Group is an information sharing, engagement and communications body consisting of various groups and individuals representative of the local area;
- The Paisley Town Centre Heritage Asset Strategy provides a corporate synergy and directs and coordinates the Council's efforts;
- The Paisley Town Centre Heritage Asset Strategy gives the Council a basis on which to open dialogue with external funding organisations that are essential to realise the proposed transformational change. Early consultation and discussion is progressing with Creative Scotland, the Heritage Lottery, Historic Scotland and Visit Scotland;
- A Tourism Framework for Renfrewshire has been prepared which sets the wider Renfrewshire tourism context. It is anticipated that Paisley's tourism

economy can be enhanced from its current level of £75m to £120m and that the wider Renfrewshire economy will also benefit significantly;

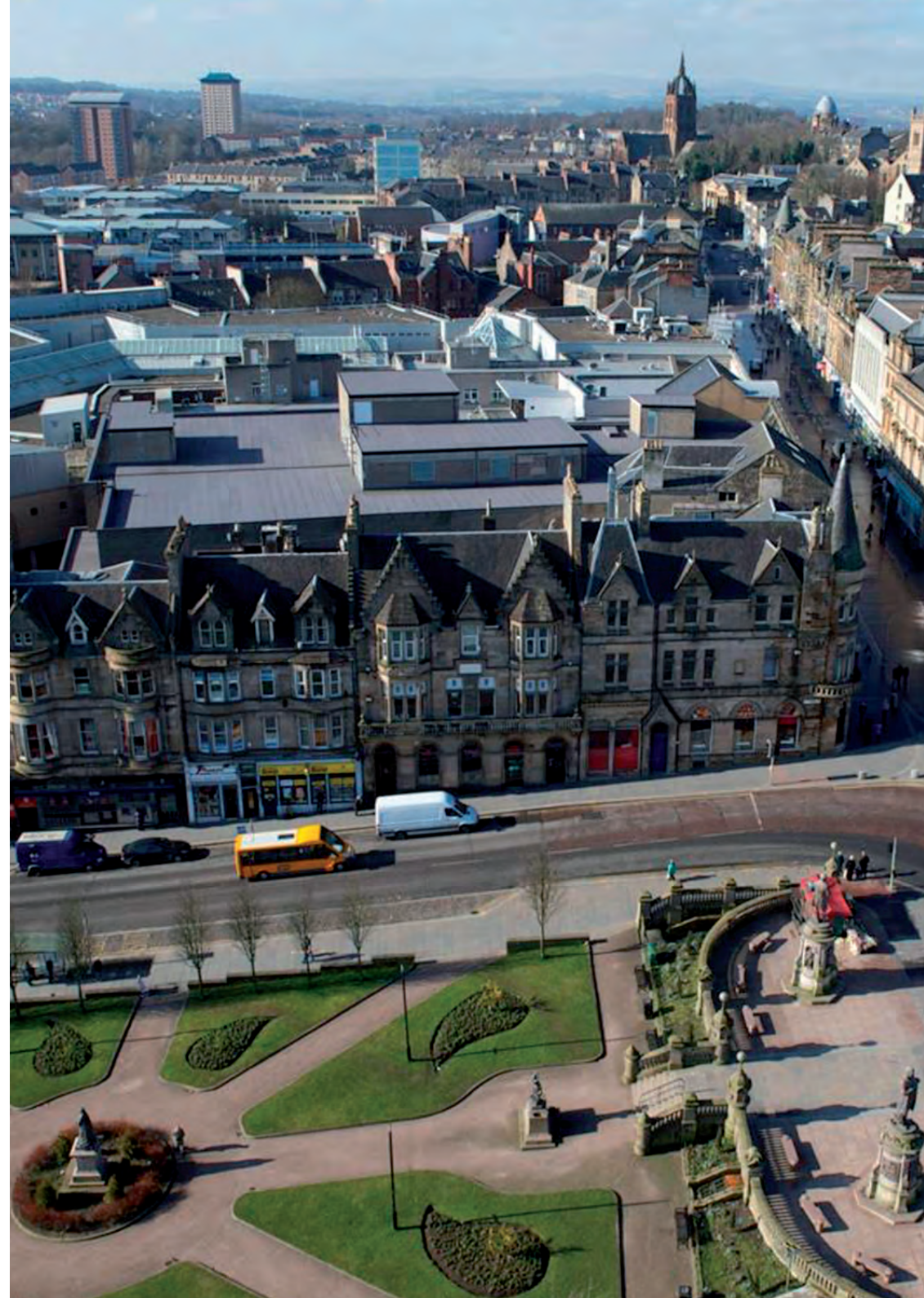
- A Decathlon store is currently under construction at North Renfrew on a previously under used site, providing further investment in the area. In keeping with the requirements of the Local Development Plan Supplementary Guidance, Decathlon will also make a financial contribution towards the provision of the proposed Fastlink bus link route, demonstrating the Council's commitment to sustainable development within Renfrewshire.

Culture of Continuous Improvement

- The partnership approach adopted in the creation of a SPZ has allowed Renfrewshire Council to understand the commercial, economic and investment priorities for Scotland's largest Industrial Estate. The production of the SPZ scheme will allow Hillington to expand, improve its facilities and environment allowing it to be more attractive to investors. Renfrewshire Council will monitor the success of our first SPZ with a view to rolling out this mechanism in other areas;



- The Paisley Town Centre Heritage Asset Strategy identifies new and diverse opportunities to regenerate the area, prioritising the unique selling points of the area. The strategy identifies ways in which existing opportunities can support economic gains in the town centre and in other areas across Renfrewshire which will in turn benefit local people by helping to support them through training, employment and business development. Therefore the intention is not only to successfully deliver the projects identified through this strategy but also to have a long lasting effect on the skill base allowing local communities to benefit from new job opportunities as well as other economic spin offs from the anticipated enhanced tourism and economic performance that the strategy will deliver;
- In preparing town centre strategies, a list of qualitative and quantitative centre baseline KPIs have been produced and it is anticipated that this framework will provide the basis of what will be collected and reported annually to monitor the trends and the impact of the centre strategies, management plans and action plans. Consultation and engagement with stakeholders will be set out to ensure consideration of key priorities is included in the preparation of strategies, management plans and action plans;
- Customer Service Excellence (CSE) is the national standard for customer focused service delivery. All services in Development and Housing Services have participated in CSE and have been awarded accreditation against the CSE standard;
- The Public Service Improvement Framework (PSIF) enables the Council to look at how it is performing across a range of differing criteria and assess where it has areas of strength, and also where there are areas where it can improve. Staff across the Planning Service has participated in PSIF, areas for improvement have been gathered into an improvement plan which is used to improve how the Council will deliver its services;
- Regular benchmarking meetings at a senior level with other similar local authorities to ensure best practice in relation to the implementation of legislation and policy;
- Managing Team and Individual Performance and Development (MTIPD) contributes to the enhancement of and service effectiveness through improving the knowledge, skills and confidence of employees;



- The Service improvement plan is part of the process of cascading the Council's priorities throughout the organisation. It also provides the means to integrate the various other operational plans and action plans. Service Improvement Plans link council and community planning priorities to Individual Development Plans, so that every employee knows how they help contribute to the council achieving its objectives;
- Training needs analysis (TNA) process carried out yearly to identify employee's individual training and development needs. Individual Development Plans (IDP) keeps track of these needs, identifying practical solutions against a suitable timescale. Both TNA's and IDP's support a structured approach to staff development resulting in well skilled staff in all sections within the Planning and Economic Development Service;
- The planning service is a member and regularly attends the Local Authority Urban Design Forum where it shares design education, good practice and experiences. The forum complimented Renfrewshire on its LDP graphics which are easy to understand and have the potential to elicit more responses from consultees and the wider community;
- The Renfrewshire Forum for Empowering Communities operates as one of the community planning boards. The Forum also acts as a key consultee for local public agencies on budget plans, major policy changes and service development and commissioning;
- The sharing of individual staff knowledge and skills improves individual staff giving an added value and capabilities to the functioning of the department. For example, we worked with our colleagues in Housing to develop a design study for the regeneration of Paisley West End and shared design techniques using CAD software;
- Staff increase their professional knowledge and skills, by attending workshops and lectures delivered by the Planning Improvement Service;
- The Glasgow and the Clyde Valley Environment Forum was established to enable wider external stakeholder engagement, improve collective understanding and focus debate on specific subject areas to assist the development of the environmental agenda;
- Council Members are regularly briefed on emerging legislation, guidance and relevant issues and training is conducted throughout the year to ensure they are informed and equipped for decision making. For example members are briefed on the legislative requirements for all stages of producing the LDP and its subsequent adoption;
- It is anticipated that the experience of progressing and delivering the prestigious and challenging Paisley Town Centre Heritage Asset Strategy will present the planning service staff with opportunities to extend their skills and increase their expertise in the forthcoming years;
- Renfrewshire Council was a finalist in the Royal Town Planning Institute (RTPI) Awards for Planning Excellence 2014 for our Paisley Town Centre Heritage Asset Strategy project.



Case Studies

Open for Business

Phoenix Park

Facilitating the re-development of potentially challenging sites is viewed as a priority. An example is the development of the land surrounding Phoenix Park, the remainder of the former Roots car factory in Linwood. When the original developer went into receivership the Council facilitated early discussions with the new developer to identify any impediments to development. A flexible approach was adopted by the Council, in partnership with the developer to alter the sequence of development to suit the current market conditions and create a consent capable of implementation. The Council worked in tandem with the developer identifying what required to be addressed on site, such as flooding/drainage, contamination and access. The developer was encouraged to look at this holistically to create a central SUDS pond and a Traffic Impact Assessment which covered the whole site, while addressing contamination. This then created 'serviced plots' which were more attractive to individual developers. This allowed for separate sections of the site to be sold on to individual developers who had the certainty that the land was ready for development. The developer stated that they were pleased to be able to make a start on site in such a difficult economic climate. This was something which they credited to the 'proactive and pragmatic' approach taken by officers to resolve issues.

High Quality Development on the Ground

Fordbank – Johnstone West

Early engagement with developers is encouraged to ensure that design principles are established at an early stage and embedded in proposals. Developers are encouraged to consider context and relate their proposals to the wider urban fabric. For larger sites a masterplanned approach is encouraged. An example of this is the 'Fordbank' site at Johnstone West. This site was originally part of the Council's Charrette process to highlight its development potential. It was then included within the Transforming Johnstone South West Masterplan Framework. This focused the developer on the key design issues which were required to be addressed within their proposals. This resulted in a development which helped to frame a new 'gateway' in to Johnstone. The new houses provide frontages on to the main road to ensure the development is outward facing helping to bind the new development into the wider masterplan context. Areas of public open space were split into 3 areas to maximise the amenity value to all homes and create a quality environment. This was all set within a landscape strategy to strengthen and improve existing landscape features on the site. Feedback from the developer praised the open approach adopted by the Council in terms of pre-application discussions. They stated they enjoyed a positive working relationship with approachable officers.

Case Studies

Efficient and Effective Decision Making

Braehead

A masterplan, based on retail led mixed- use regeneration at Braehead has been prepared by the owners with input from the Council and Architecture and Design Scotland, to support place making and expansion of uses at Braehead. This is in accordance with the Glasgow and the Clyde Valley Strategic Development Plan which sees Braehead as central to the Clyde Waterfront regeneration initiative and the emerging community of Renfrew North. The Council continues to work with the owners of Braehead, key agencies and stakeholders to strengthen the role, function and diversification of uses at Braehead as well as promoting place making enhancements to gateway and public realm areas in and around Braehead. Cooperation has been paramount between the policy and development management teams and legal services to advance town centre status and the planning application. Implementation of a masterplan will enhance the placemaking elements of the centre and provide a good quality development. The successful implementation of the Braehead masterplan will also accelerate the integration of Braehead with Renfrew and the Waterfront area. This masterplan commits a £200m programme of investment in the centre. In order to provide confidence and certainty to the investors, along with a smoother transition of development, the Council's Local Development Plan proposed that Braehead is designated as a town centre. However, because of the delay in adopting the LDP, due to the delay in the Scottish Government Reporter's recommendations and conclusions, it has been difficult for the developer to deliver the £200m worth of investment. Following the examination of the Local Development Plan, the Scottish Government's Reporter has rejected this designation and the Council believes that the appointed person has erred in that judgement.

Financial Management and Local Governance

Carts Corridor Joint Venture Company

The Cart Corridor Joint Venture Company was formed by Renfrewshire Council, Scottish Enterprise Renfrewshire and KUC Properties Ltd to facilitate the regeneration of the strategic corridor between Paisley town centre and Glasgow Airport. Renfrewshire Council holds 96% (£2.468m) of the preference share capital and 45% (£45m) of the ordinary share capital. The project covers the former St. James school site and the Marchfield Avenue library site which will be developed by the company for business and leisure uses. In addition, there are several sites within that part of Shortroods that are under the control of the company that will be sold for residential developments to complete the housing regeneration of this area and co-fund the business space development. Planning permission was granted in principle, in 2012, to Carts Corridor Joint Venture Company for the erection of a mixed use development comprising: business, general industrial, storage and distribution, a hotel, food and drink, retail and residential uses (including flats) within an area of land identified as the Cart Corridor, between Inchinnan and New Inchinnan Road, Paisley. Currently the site is overgrown, vacant land which was formally part of a wider masterplan for the area, which has remained undeveloped due to current economic constraints. The joint venture company has reduced the risk to development and acted as a catalyst for development. Once completed, this development will be a significant addition to this gateway area which lies between Glasgow Airport and Paisley Town Centre.

3. Supporting Evidence

Part 2 of this report was compiled drawing on evidence from the following sources:

1. Renfrewshire Local Plan 2006

- <http://www.renfrewshire.gov.uk/webcontent/home/services/planning+and+building+standards/development+planning/pt-cl-renfrewshire-local-plan>

2. Renfrewshire Local Development Plan – Development Plan Scheme November 2013

- <http://www.renfrewshire.gov.uk/webcontent/home/services/planning+and+building+standards/development+planning/pt-as-newdevelopmentplan>

3. Local Development Plan – Main Issues Report December 2011

- <http://www.renfrewshire.gov.uk/webcontent/home/services/planning+and+building+standards/development+planning/pt-ldp-mainissuesreport>

4. Glasgow and the Clyde Valley Strategic Development Plan May 2012

- <http://www.gcvsdpa.gov.uk/images/stories/documents/GCVSDPA%20May%202012.pdf>

5. Paisley Town Centre Heritage Asset Strategy

- <http://www.renfrewshire.gov.uk/webcontent/home/services/planning+and+building+standards/regeneration+projects/pt+-paisleyheritageassetstrategy>

6. Hillington Park Simplified Planning Zone Scheme

- <http://www.renfrewshire.gov.uk/webcontent/home/services/planning+and+building+standards/development+planning/dh-hillingtonspz>

7. Paisley Town Centre Townscape Heritage Initiative (THI) and Conservation Area Regeneration Scheme (CARS)

- <http://www.renfrewshire.gov.uk/webcontent/home/services/planning+and+building+standards/regeneration+projects/pt-lc-paisleytowncentrethi-cars>

8. Vacant and Derelict Land Survey 2013

- <http://www.renfrewshire.gov.uk/webcontent/home/services/planning+and+building+standards/development+planning/pt-ms-strategiclandaudits>

9. Industrial and Business Land Supply Monitoring Report 2013

- <http://www.renfrewshire.gov.uk/webcontent/home/services/planning+and+building+standards/development+planning/pt-ms-strategiclandaudits>

10. Housing Land Audit, 31 March 2013 (2nd Draft)

- <http://www.renfrewshire.gov.uk/webcontent/home/services/planning+and+building+standards/development+planning/pt-ms-strategiclandaudits>

11. Renfrewshire Local Housing Strategy

- <http://www.renfrewshire.gov.uk/webcontent/home/services/council+and+government/council+information,+performance+and+statistics/council+policies+and+plans/hp-mc-localhousingstrategy>

12. Renfrewshire Strategic Local Housing Investment Plan

- <http://www.renfrewshire.gov.uk/webcontent/home/services/council+and+government/council+information,+performance+and+statistics/council+policies+and+plans/hp-mc-localhousingstrategy>

13. Invest In Renfrewshire Programme

- <http://www.investinrenfrewshire.com/>

14. Scottish Government Planning Authority Performance Statistics

- <http://www.scotland.gov.uk/Topics/Statistics/Browse/Planning>

15. Planning Register

- <http://pl.renfrewshire.gov.uk/online-applications/>

16. Development and Housing Services Service Plan 2014 - 2017

- <http://www.renfrewshire.gov.uk/webcontent/home/services/council+and+government/council+information,+performance+and+statistics/council+policies+and+plans/hp-mc-serviceimprovementplan>

17. Planning and Property Policy Board

- <http://www.renfrewshire.gov.uk/webcontent/home/services/council+and+government/council+information,+performance+and+statistics/council+boards/cs-jb-planning-and-economic-development-policy-boa>

18. Economy and Jobs Policy Board

- <http://www.renfrewshire.gov.uk/webcontent/home/services/council+and+government/council+information,+performance+and+statistics/council+boards/fc-economyandjobspolicyboard>

19. Grand Fountain: Interpretation and Restoration Project

- <http://www.renfrewshire.gov.uk/webcontent/home/services/planning+and+building+standards/nature+conservation+and+greenspace/pt-grandfountain>

20. Retail Improvement Scheme

- <http://www.renfrewshire.gov.uk/webcontent/home/services/business/financial+support/pt-ps-retailimprovementscheme>

21. Paisley Heritage App

- <http://www.renfrewshire.gov.uk/webcontent/home/services/planning+and+building+standards/listed+buildings+and+conservation+areas/ce-features-walkingapp-oct13>

22. Renfrewshire Tourism Framework

- <http://www.renfrewshire.gov.uk/webcontent/home/services/leisure+and+culture/visiting+renfrewshire/ce-renfrewshiretourismframework>

23. TellmeScotland

- <http://www.tellmesotland.gov.uk/>

Part 4: Service improvements: 2014–15

We will continue to, contribute to and deliver the key outcomes set out in the Service Improvement Plan 2014-2017 for Development and Housing Services. In addition, we will also continue to deliver service led outcomes and projects such as:

- Promote and assist in the delivery of major development opportunities across Paisley Town Centre;
- Deliver the Townscape Heritage Initiative (THI) as a means of maximising the value of the built heritage asset and to stimulate regeneration;
- Support development at key business and employment locations identified in the Strategic Development Plan to ensure Renfrewshire is able to meet future investment and development opportunities;
- Deliver Green Network investment access and improvements;
- Develop effective and consistent communication processes across the service to ensure that activity and key themes are promoted effectively and to the appropriate audience. .

In the coming year we will:

- Publicise the processing agreements protocol;
- Review and analyse the results of the survey monkey questionnaire;
- Introduce one-to-one meetings with wider groups to help to improve our service;
- Continue to participate in a benchmarking group to refine the role and remit of the group with constituent authorities;
- Review and update our web pages against the criteria outlined in the Peter Pendleton Associates survey 2012;
- Continue to participate in other channels of communication such as 'tellmesotland' to promote our initiatives and projects;
- Continue to promote ePlanning and online usage figures on our web pages;
- Review and monitor the percentage of applications subject to pre-application advice that are approved;
- We have introduced a process into our monthly performance to capture applications as they hit the 3 months trigger to ensure that applications are dealt with before they reach 'legacy' status. We will continue to monitor applications through this process.

Delivery of our service improvement actions in 2013–14:

Committed improvements and actions	Complete?
Enforcement Charter updated	
<ul style="list-style-type: none"> Actions carried out – Enforcement Charter updated and approved by Planning and Property Board on 27 August 2013. 	[Yes]
Monitor and review our current online search facility - Public Access Module	
<ul style="list-style-type: none"> Action carried out – Renfrewshire went live on 5 December 2013 with the Public Access Module, this system allows users of our service to view information displayed in a more friendly way and also includes building standard information. 	[Yes]
Review and Monitor our customer questionnaires	
<ul style="list-style-type: none"> Actions carried out – survey monkey created and attached to letter templates, email footers and web pages. . 	[Yes]
Protocol for Planning Processing Agreements	
<ul style="list-style-type: none"> Actions carried out – Protocol in place for planning processing agreements. We have produced an advisory document which is included with each decision letter on Proposal of Application Notices which encourages discussion with developers/applicants during the 12 week period. 	[Yes]
Protocol for members on site visits	
<ul style="list-style-type: none"> Actions carried out – we have produced a protocol on site visits which provide guidance to members on the circumstances where site visits are appropriate and how they should be conducted. 	[Yes]

Planning Performance Framework Part 5: Official Statistics

A: Decision-making timescales

Category	Total number of decisions 2013–2014	Average timescale (weeks)	
		2013–2014	2012–2013
Major developments	9	12 Weeks	35.4 Weeks
Local developments (non-householder)	204 (71.8%)	6.7 Weeks	7.4 Weeks
<ul style="list-style-type: none"> Local: less than 2 months Local: more than 2 months 	80 (28.2%)	13.8 Weeks	18.5 Weeks
Householder developments	253 (89.7%)	6.5 Weeks	7.4 Weeks
<ul style="list-style-type: none"> Local: less than 2 months Local: more than 2 months 	29 (10.3%)	10.7 Weeks	11.6 Weeks
Housing developments			
Major	5	12.1 Weeks	22.6 Weeks
Local housing developments			
<ul style="list-style-type: none"> Local: less than 2 months Local: more than 2 months 	24 (63.2%) 14 (36.8%)	7 Weeks 21.6 Weeks	7.9 Weeks 23 Weeks
Business and industry			-
Major	1	8 Weeks	7.8 Weeks
Local business and industry			12.6 Weeks
<ul style="list-style-type: none"> Local: less than 2 months Local: more than 2 months 	8 (72.7%) 3 (27.3%)	7.2 Weeks 10.1 Weeks	
EIA developments	0	-	0

Category	Total number of decisions 2013–2014	Average timescale (weeks)	
		2013–2014	2012–2013
Other consents*			
Listed Bldg + Con. Area Consents	47	9.7 Weeks	12.2 Weeks
Advertisements	73	6.4 Weeks	10.9 Weeks
Hazardous Substance Consents	3	39.9 Weeks	-
Other Consents and Certificates	12	6.5 Weeks	8.4 Weeks
Planning/legal agreements**	0	-	41.1 Weeks
Local reviews	3	10.9 Weeks	9.7 Weeks

* 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 & 7 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.

B: Decision-making: local reviews and appeals

Type	Total number of decisions 2013–2014	Original decision upheld			
		2013–2014 No. %		2012–2013 No. %	
Local reviews	3	2	66.7%	8	100%
Appeals to Scottish Ministers	3	2	66.7%	3	60%

C: Enforcement activity

	2013–2014	2012–2013
Cases taken up	57	13
Breaches identified	57	13
Cases resolved	40	121
Notices served***	8	4
Reports to Procurator Fiscal	1	0
Prosecutions	1	0

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

D: Context

We have introduced a process into our monthly performance to capture applications as they hit the 3 months trigger to ensure that applications are dealt with before they reach 'legacy' status. Where appropriate, we have also used processing agreements. Overall, this has helped to reduce the average decision timescales in almost all application categories.

We have also made greater use of 'stopping the clock' allowing us to focus on the actual performance of planning applications which have not been delayed for reasons outwith our control.



If you would like information in another language or format please ask us.

如欲索取以另一語文印製或另一格式製作的資料，請與我們聯絡。

اگر آپ کو معلومات کسی دیگر زبان یا دیگر شکل میں درکار ہوں تو برائے مہربانی ہم سے پوچھئے۔

ਜੇ ਇਹ ਜਾਣਕਾਰੀ ਤੁਹਾਨੂੰ ਕਿਸੇ ਹੋਰ ਭਾਸ਼ਾ ਵਿਚ ਜਾਂ ਕਿਸੇ ਹੋਰ ਰੂਪ ਵਿਚ ਚਾਹੀਦੀ, ਤਾਂ ਇਹ ਸਾਥੋਂ ਮੰਗ ਲਓ।

Jeżeli chciałoby Państwo uzyskać informacje w innym języku lub w innym formacie, prosimy dać nam znać.

 0300 300 0144

Contact for enquiries

Renfrewshire Council, Development
and Housing Services, Renfrewshire
House, Cotton Street,
Paisley PA1 1JD

Tel: 0300 3000 144

email: pt@renfrewshire.gov.uk

