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Introduction

Renfrewshire Council consider that planning has a vital role in facilitating investment by enabling high quality development through a focused and up to date planning framework combined with responsive decision making.

The Planning Performance Framework measures the quality of Renfrewshire's Planning Service. It reports on recognised performance factors and performance markers. It demonstrates the achievements and successes of Renfrewshire's Planning Service through case studies providing evidence of our performance over the year. It also highlights areas where improvements are required, prioritising actions for better performance.

This Planning Performance Framework is the fourth assessment framework to be produced by the Council. It covers the period from 1 April 2014 to the 31 March 2015.

Renfrewshire's Vision

The aspirations and vision set out in Renfrewshire's Community Plan 2013–2023 is ambitious for the communities and places of Renfrewshire. It recognises that Renfrewshire has an enormous amount to offer due to its location, history, culture and business, educational opportunities and the sense of community that all combine to make Renfrewshire a dynamic place to work, live and visit.

'Working together to make Renfrewshire a fairer, more inclusive place where all of our people, communities and businesses thrive'

Renfrewshire Community Plan 2013–2023

The Spatial Strategy set out in the recently adopted Renfrewshire Local Development Plan aims to deliver this vision by guiding development throughout Renfrewshire. It promotes sustainable economic growth by indicating opportunities for change, supporting investment to regenerate, create and enhance communities and places, providing high quality development in the right locations.

Part 1

National Headline Indicators

The following table and commentary details the performance of Development Planning and Development Management highlighting Renfrewshire's ability to meet or exceed statutory or policy targets set by the Scottish Government.

Key outcomes	2014-2015	Key Outcomes	2013-14
Development Planning	Local Development Plan	Development Planning	
Age of local/strategic development plan(s) (years and months) at end of reporting period Requirement: less than 5 years	The Renfrewshire Local Development Plan (Adopted 28 August 2014) = 7 months (31 March 2015) Strategic Development Plan Glasgow & the Clyde Valley Strategic Development Plan (Adopted 25 May 2012) = 2 years, 10 months	age of local/strategic development plan(s) (full years) Requirement: less than 5 years	Renfrewshire Local Plan Adopted – March 2006 Proposed Renfrewshire Local Development Plan Approved – December 2012 Strategic Development Plan – 25 May 2012
Will the local/strategic development plan(s) be replaced by their 5th anniversary according to the current development plan scheme? (Y/N)	Yes	Development plan scheme on track?	Yes
Has the expected date of submission of the plan to Scottish Ministers in the development plan scheme changed over the past year? (Y-earlier/Y-later/N)	Yes – Earlier		
Were development plan scheme engagement/consultation commitments met during the year?(Y/N)	Yes		
Effective Land Supply and Delivery of Outputs		Effective Land Supply and Delivery of Outputs	
Established housing land supply	9475 units	Effective housing land:years supply	5 years
5 year effective housing land supply	2951 units	Effective housing land supply	2963 units
5 year housing supply target	4136 units	Housing approvals	401 units
5 year effective housing land supply (to one decimal place)	3.6 years*	Effective employment land supply	135.7ha
Housing approvals	999	Employment land take-up	2.67ha
Housing completions over the last 5 years	1999 units	Consented commercial floor space	79,256 m2
Marketable employment land supply	130.11 ha	Commercial floor space delivered	31,167 m2
Employment land take-up during reporting year	9.59 ha		

Key outcomes	2014-2015	Key Outcomes	2013-14
Development Management Project Planning		Development Management Project Planning	
Percentage of applications subject to pre-application advice	40.3%	Percentage of applications subject to pre-application advice	38%
Number of major applications subject to processing agreement or other project plan	12	Number of major applications subject to processing agreement or other project plan	2
Percentage planned timescales met	100%	Percentage planned timescales met	100%
Decision-making		Decision-making	
Application approval rate	98.2%	Application approval rate	97.9%
Delegation rate	98.3%	Delegation rate	94.1%
Decision-making timescales		Decision-making timescales	
Average number of weeks to decision:	10.1 Weeks	Average number of weeks to decision:	12 Weeks
Major developments	8.3 Weeks	Major developments	8.7 Weeks
Local developments (non-householder)	7.2 Weeks	Local developments (non-householder)	6.9 Weeks
Householder developments		Householder developments	
Legacy Cases			
Number cleared during reporting period	3		
Number remaining	2		
Enforcement		Enforcement	
Time since enforcement charter published/reviewed (months) Requirement: review every 2 years	Report drafted for Planning and Property Board in August 2015	Time since enforcement charter published / reviewed (months) Requirement: review every 2 years	Approved August 2013
Number of breaches identified/resolved	39 breaches identified/31 resolved	Number of breaches identified/resolved	57 breaches identified/40 cases resolved

Development Plan

The Renfrewshire Local Development Plan was adopted on the 28 August 2014. There are currently two statutory appeals in relation to the adoption of the Local Development Plan lodged at the Court of Session. One appeal is in relation to Town Centre status given to Braehead and the other is in relation to the needs of Gypsies and Travellers.

Development Plan Scheme

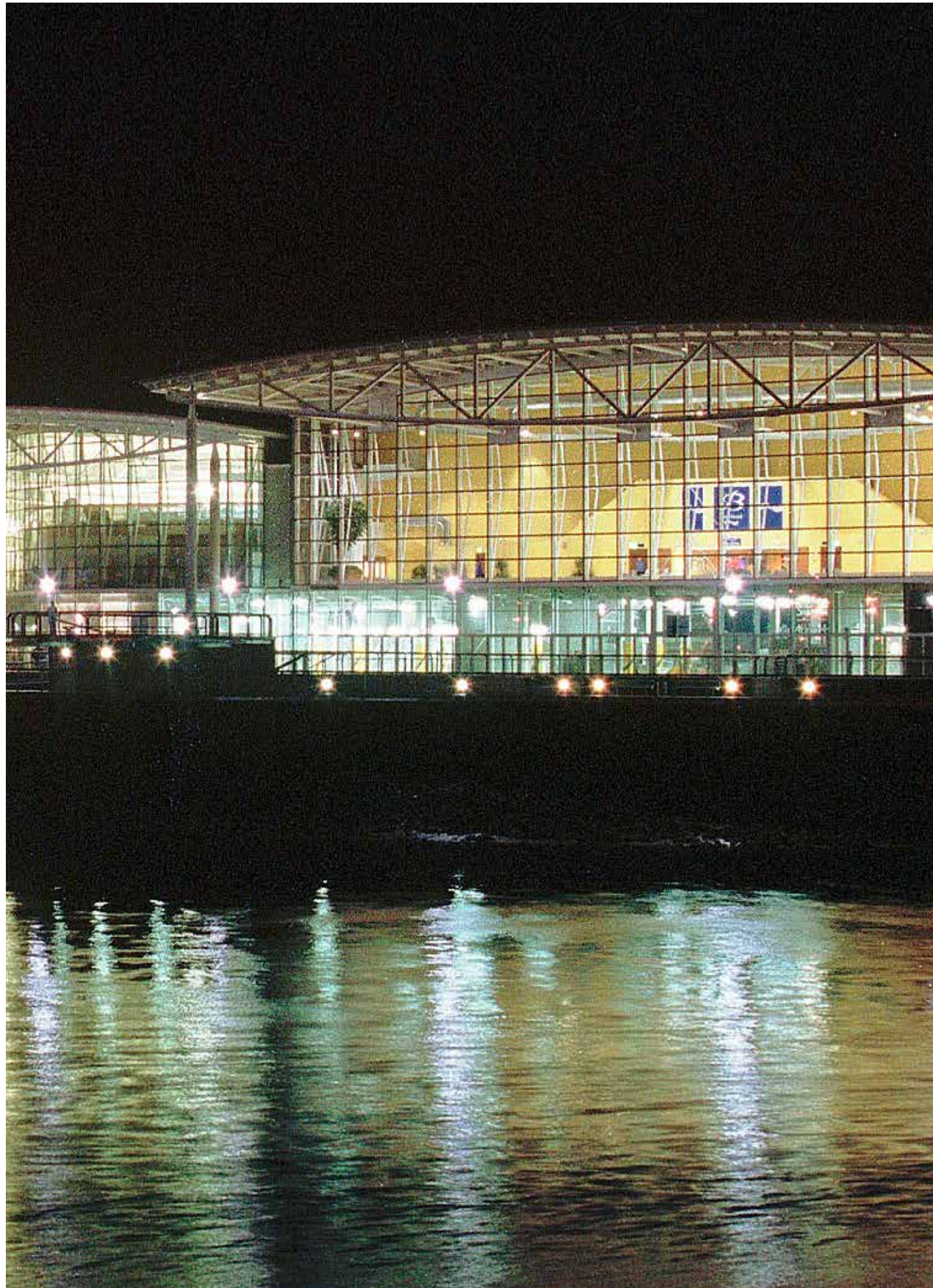
Since 2010, Renfrewshire Council have issued the Development Plan Scheme every November.

5 year effective housing land supply

At the 31 March 2015, Renfrewshire Council did not have a 5 year effective land supply. In order to address this shortfall, Renfrewshire Council is preparing a Housing Land Supply Supplementary Guidance with a detailed framework to guide the release of additional land.

The effective housing land supply at 31 March 2015 was calculated as follows:

*Using the 2014 Agreed Housing Land Audit = 2951 effective all tenure and Housing Supply Targets from Local Development Plan (2x895+3x782) = 4136 multiply by 5 = 3.56 (rounded up to one decimal place).



Part 2

Defining and Measuring a High Quality Planning Service

The National Headline Indicators that are detailed in Part 1 of the Planning Performance Framework are important indicators in relation to planning performance, however in evidencing how planning delivers a high quality service, Part 2 of the Planning Performance Framework provides a more comprehensive measurement of the relevant activities successfully delivered on the ground.

The Scottish Government's **Performance Markers** have been used to cross-reference and sign post where Renfrewshire Council consider that evidence has been provided in the case studies, highlighting evidence of performance, improvements, future actions and priorities.

Renfrewshire's planning outcomes are assessed in the following areas:

- Open for Business: Positive actions to support sustainable economic growth and social needs;
- High quality development on the ground: Creating and shaping places of which we can all be proud;
- Certainty: Consistency of advice, process, engagement and decision-making;
- Communications, engagement and customer service: communications strategy for engagement and positive customer experience;
- Efficient and effective decision-making: Ensuring structures and processes are proportionate;
- Effective management structures: Ensuring management structures are fit for purpose;
- Financial management and local governance: Demonstrating effective governance and financial management;
- Culture of continuous improvement: Demonstrating a culture of learning and improving.

Planning Outcome

Open for Business: Positive actions to support sustainable economic growth and social needs

Case Study 1:
Renfrewshire Local Development
Plan (Performance Marker 7)

The Renfrewshire Local Development Plan was adopted on the 28 August 2014.

The adoption of an ambitious Local Development Plan provides evidence that Renfrewshire Council is committed to delivering economic and employment growth by safeguarding businesses as well as encouraging growth and promoting new businesses to develop.

In terms of performance, since its adoption, the Local Development Plan has provided the policy framework for many positive investment opportunities which are highlighted in this Planning Performance Framework, including Renfrewshire's City Deal infrastructure projects, the first Simplified Planning Zone in Scotland in over 20 years at Hillington Business Park and the first pilot Town Centre Simplified Planning Zone at Renfrew Town Centre.

Future action

Ensure continuous improvement by reviewing the Renfrewshire Local Development Plan and adopting Local Development Plan 2 in less time than Local Development Plan 1.

Case Study 2:
Glasgow and the
Clyde Valley City Deal
(Performance Marker 13)

The Glasgow and the Clyde Valley area, which includes Renfrewshire, benefits from numerous assets. However, the region also faces challenges that have acted as barriers to economic growth. Although the Glasgow and the Clyde Valley Strategic Development Plan, now known as Clydeplan, has always promoted an 'Agenda for Sustained Growth' this has been difficult to deliver in the West of Scotland particularly through the challenging economic times.

Within this context, the eight local authorities in the Glasgow and the Clyde Valley area have entered into an agreement with the Scottish and UK governments that will see £1.13 billion of investment in the local economy of the region.

Renfrewshire Council is playing its part to ensure that the region re-emerges as a major centre for economic growth by recognising the opportunity to build on our assets. We have put forward three ambitious projects that will create significant improved linkages and connections within and out with Renfrewshire.

The Renfrewshire Local Development Plan has provided the framework for the strategic business cases that have been prepared for Renfrewshire's three City Deal Projects. The projects aim to unlock vacant, stalled and underutilised development land as well as provide opportunities for enhanced development, placemaking, job creation and increased sustainable economic growth.

The Council have set up a project management team which is embedded within the Planning and Economic Development Service. This allows the policies, plans and strategies of Planning and Economic Development to heavily influence the objectives and the outcomes of the City Deal projects in order to deliver multiple economic gains, regeneration and support social needs.

Future action

All plans, policies and strategies will require to be kept up to date in order to ensure that the projects identified through City Deal along with the development outcomes from the implementation of the City Deal projects will have an update framework to guide future development. It is the early stages of the project and progress will be reported in future Planning Performance Frameworks.



Planning Outcome

Open for Business: Positive actions to support sustainable economic growth and social needs

Case Study 3: Hillington Business Park Simplified Planning Zone
(Performance Marker 1, 3, 6, 11, 13)

The first Simplified Planning Zone in Scotland in over 20 years has been prepared and successfully implemented at Hillington Business Park. The Simplified Planning Zone was prepared jointly between Renfrewshire Council and Glasgow City Council along with the owners of Hillington Business Park and was adopted on the 1 October 2014.

Hillington Park is an established business and industrial area with around 500 existing business/organisations. The aim of implementing a Simplified Planning Zone is to attract further investment into the area as well as support the existing businesses to grow and expand by streamlining the planning framework, removing the need to apply for planning permission for appropriate minor and major developments.

The Simplified Planning Zone Scheme defines development zones, planning conditions that will apply to development within the park, and a detailed design guide to promote improvements in public realm, greater legibility in the urban environment and encourages high standards of architectural design, environmental performance and landscaping.

All the key planning issues have been scoped out and addressed upfront to provide a clear route for appropriate development proposals to come forward without recourse to the normal planning control system. This streamlining of the planning system is designed to reduce the timeframe and cost of implementing development opportunities, factors that can make a big difference when businesses are deciding where to invest and create new jobs.

Key to the success of the project was the close collaboration between the two Councils and the landowners. A working group was established early in the project to scope the issues and draft the scheme. Understanding the existing land uses and planning constraints, on what is a large and diverse industrial estate, was an important starting point. The working group was able to bring together commercial intelligence about what existing businesses needed to thrive in this location, with the detailed planning knowledge of the local authority officers.

The result of this collaboration is greater certainty for the existing businesses and future investors, the promise of a streamlined planning process, and a strong message from the Councils that they are 'open for business'. The Hillington Park SPZ has been shortlisted for the RTPI Award for Excellence in decision making.

The Simplified Planning Zone Scheme has now been operational for around six months. Renfrewshire Council has received various enquiries and significant progress has been made in attracting new investors to area. However, lessons learned in this short period of implementation have indicated that the Scheme is complex and perhaps not as 'simplified' as it could be.

Given potential complexity, Renfrewshire Council have actively encouraged potential developers to meet and discuss the opportunities created by the Simplified Planning Zone Scheme.

The Scheme should be in place for 10 years ,however , it can be altered if there is a requirement. Renfrewshire Council will continue to monitor how the Scheme is used and if considered appropriate will change the Scheme to be more user/developer friendly.

Future action

Renfrewshire Council will monitor the use of the Scheme and if necessary will aim to simplify the Scheme to make it easier to understand. In preparing the pilot Simplified Planning Zone Scheme at Renfrew Town Centre, the Council have already used the lessons learned from implementing Hillington Park Simplified Planning Zone and have a much easier to understand Simplified Planning Zone Scheme for Renfrew Town Centre.



Planning Outcome

Open for Business: Positive actions to support sustainable economic growth and social needs

Case Study 4: Simplified Planning Zone—Renfrew Town Centre
(Performance Marker 1, 3, 6, 11, 13)

Building on and learning from the implementation of the first Simplified Planning Zone (SPZ) in Scotland for over 20 years at Hillington Business Park, Renfrewshire Council is seeking to establish a SPZ at Renfrew Town Centre.

Renfrewshire Council is considering various initiatives to implement the Town Centre First approach, bringing investment to the heart of our economic centres. The Town Centre SPZ is just one of these innovative mechanisms.

Learning from the experience with Hillington SPZ, Renfrewshire Council is aiming to prepare and implement the SPZ at Renfrew Town Centre in the most cost effective way, providing feedback to the Scottish Government on the lessons learned in implementing a second SPZ.

In implementing Hillington SPZ, there were many key lessons learned. In drafting the SPZ scheme for Renfrew Town Centre, Renfrewshire Council have taken on board feedback from the development industry and have drafted a concise, less complex, more simplified Scheme than is currently in place at Hillington.

The Town Centre First innovative approach adopted by Renfrewshire Council through the SPZ scheme is also combined with economic development opportunities such as the Council's Retail Improvement Grant Scheme and the Invest in Renfrewshire Programme. Therefore a business can move into the town centre, change the use of the premises and put in a new shopfront without the need to apply for planning permission. Owners may also be eligible for a grant to improve the shopfront and we can also provide funding for staff, new apprentices or interns. This entire initiative is considered to encourage small, medium and large businesses to invest as well as showing a commitment from the Council by investing in our town centres.

Future action

The Council have signed up to preparing a 'lessons learned' report as well as sharing our experience with others through presentations regarding setting up and implementing and SPZ. The Council hopes to encourage others to have an open for business approach in town centres by using the SPZ approach.

To assess the effectiveness of the scheme, the Council will monitor development activity annually and a monitoring report will be published. The progress of Renfrew Town Centre SPZ will be reported in future Planning Performance Frameworks.



Case Study 1: Renfrewshire's Places
(Performance Marker 1, 3, 6, 7, 11, 12)

In the previous Planning Performance Framework, Renfrewshire Council identified the preparation of a new development design guide. This design guide has evolved into Renfrewshire's Places Residential Design Guide.

Renfrewshire's Places sets out the objectives of sustainable placemaking, design considerations and the process through which high quality design can be achieved for residential proposals. It is guidance to encourage best practice and high quality design.

The guide provides advice for the pre-application and application stage of planning as well as the roads construction consent stage of a development.

The guide does not set out generic design principles. It aims to provide a clear understanding of the Renfrewshire context and illustrates appropriate ways to respond to it, rather than setting out prescriptive or universal design standards.

In preparing Renfrewshire's Places, a series of internal workshops were undertaken involving Renfrewshire Council staff from various different services that would provide valuable input into the guide. A representative from the Scottish Government was also present at these meetings to provide guidance and advice on the implementation of the Scottish Government's Creating Places and Design Streets documents. Site visits with the same group were also undertaken to look at successful and unsuccessful implementation of design standards around Renfrewshire.

A number of groups were contacted for their input into the guide, providing a sounding board as to what is considered to be a good place and good design. This was an invaluable part of the preparation process which resulted in changes to the final document. Although this part of the process did add on significant time to the preparation of the document, the outcome was positive and worthwhile.

In presenting this document to the Planning and Property Policy Board in March 2015, there was some criticism of the locations used in the document, some of the photos and perhaps some misunderstanding of what the document was for and who would use the document. The lessons learned from this are that we should have involved the local members in its production. The Council is now undertaking training for the local members on the use of the document. This training will also be rolled out to developers and agents for whom the good practice design guide has been prepared.

Since its approval, Renfrewshire Council officers have been using the document in pre application discussions and in the assessment of planning applications for residential development. The feedback from developers has been positive as the guide provides certainty and some direction for developers.

Renfrewshire's Places was approved by the Planning and Property Policy Board on in March 2015 and has been published on the Council's website.

The preparation of Renfrewshire's Places was identified in the Renfrewshire Local Development Plan Action Programme. This action is now complete but the review of this document, will be on-going as new developments are built in Renfrewshire.

Future action

Assessment of the level of satisfaction from developers in using the document will be undertaken along with an assessment of valid and invalid planning applications given the advice set out within the Renfrewshire's Places document. An assessment of the standard of high quality development on the ground will also be undertaken in line with the principles set out in Renfrewshire's Places. Councillor and developer training will also be provided which will allow the Council to gain feedback on the document.



Planning Outcome

High Quality Development on the Ground: Creating and shaping places of which we can all be proud

Case Study 2: Fountain Gardens (Performance Marker 3)

In a public park in the middle of Paisley stands the exceptionally restored Grade A-listed Grand Fountain. The fountain was restored to its former glory after a year-long restoration project.

The cast iron fountain, designed and built by the Sun Foundry is the only one of its kind. Given this, specialist contractors were sought by the Council. The restoration project involved new techniques to improve the process of cast-iron restoration and conservation.

The project was funded by Renfrewshire Council in partnership with the Heritage Lottery Fund and Historic Scotland, and was delivered with great support and involvement from local groups and individuals.

An important part of the interpretation and restoration project was to enable local people to get involved in a range of activities and events remembering and celebrating the social history of Fountain Gardens and Paisley. The DVD link attached at Section 3 Supporting Evidence shows the success of this project.

The Grand Fountain was officially switched on for the first time, since its restoration, on the 6 September 2014 at the Council's Doors Open Day.

The high standard of the project has recently been recognised at the Museums and Heritage Awards winning the Conservation and Restoration category ahead of nominees such as the Tate Galleries and Bletchley Park WW2 Heritage Site.

Future action

The Council want to extend and build upon the successful implementation of this project to the rest of the Fountain Gardens Public Park and are considering a phase 2 of the project to encourage a range of activities in a park that has become a magnet for local residents and visitors who consider the park their park. In order to bring forward phase 2 of this project, resources will need to be sought along with the support of the local people and organisations.



Planning Outcome

High Quality Development on the Ground: Creating and shaping places of which we can all be proud

Case Study 3: Johnstone Town Hall (Performance Marker 14)

In the last two Planning Performance Frameworks Renfrewshire Council have provided updates on the construction of a new £14.5 million Town Hall in the middle of Johnstone Town Centre.

The Town Hall was developed in line with a masterplan and has secured Development of the Year (Public Building) in the Scottish Property Awards 2015. Previously, artist impressions have been presented in the Planning Performance Frameworks, however the photographs of the newly opened building shows why Renfrewshire Council consider that this is a high quality development on the ground.

The building opened officially in May 2015 and is already a well used asset within Johnstone. The new town hall includes a library, theatre and conference space, dance studio, cafe and meeting rooms. It offers a range of Council Services under the one roof as well as housing Police Scotland and the charity Macmillan Cancer Support.

Renfrewshire Council hope that this quality of build in the town centre will be a catalyst for further investment in the town by the public and private sector. It is also hoped that the redevelopment of this stalled site will reinvigorate other stalled sites in and around Johnstone.

Future action

With the consolidation of many of the uses and activities in one building this has resulted in a number of additional vacant properties in and around the town centre. The Council require to look at how to regenerate and redevelop these sites along with other vacant and derelict sites in and around Johnstone.

The preparation of Town Centre Strategies, with an Action Programme for each of Renfrewshire Town Centres, is one way that the Council propose to promote our centres for development by identifying priority areas, opportunities along with partnerships that can help in the delivery of these priorities. The Town Centre Strategies are reported later in this Planning Performance Framework.



Planning Outcome

High Quality Development on the Ground: Creating and shaping places of which we can all be proud

Case Study 4: Paisley Town Centre Heritage Asset Strategy
(Performance Marker 3, 6, 12, 14)

The Paisley Town Centre Heritage Asset Strategy (PTCHAS) highlights the world class standard of Paisley's built and cultural heritage and provides a framework for investment that will drive the economic, cultural and social regeneration of Renfrewshire.

The Strategy sets out an ambitious vision for Paisley with a number of projects and developments proposed. The strategy will also develop opportunities to improve the tourism and visitor offer along with providing significant employment and regeneration opportunities. The Strategy identifies opportunities to ensure that the economic gains made are seen across Renfrewshire and are beneficial to local people in terms of training, employment and business development.

A key factor in delivering the Strategy will be the success in securing funding from external sources and to this end, Officers from a range of Council Services, Partner Agencies and Community Organisations are already working to ensure that every opportunity is pursued to bring additional money into Paisley and Renfrewshire.

Indicative cost estimates for the range of supporting capital projects envisaged by the Strategy suggest a total investment of around £90m, subject to appropriate testing and the development of detailed proposals and business cases. The monitoring of this budget is undertaken by the Project Steering Board which was set up for the Strategy.

A group of Strategic Advisers have also been recruited to take forward the Strategy. This is a group of experienced regeneration, cultural development, tourism and events experts who will mentor and guide the Council through our development of projects and programmes.

In addition a Programme Manager, experienced in major and multi faceted capital projects, was recruited to work alongside the Planning and Economic Service team to deliver the various work streams. A further Project Manager and Marketing Officer has been brought on-board to complete the in-house team.

Given the significance of this project to the Council and for all of Renfrewshire, it is considered that effective management structures are crucial to ensure the success of this project.

Future action

Frequent progress reports on the Strategy and the management measures surrounding the implementation of the projects in this Strategy will be reported to various Boards in the Council with targets and priorities set and monitored by the project manager.



Planning Outcome

High Quality Development on the Ground: Creating and shaping places of which we can all be proud

Case Study 5: Russell Institute (Performance Marker 12)

As an integral part of the Paisley Town Centre Heritage Asset Strategy, the restored Russell Institute, a Category A listed building, will provide attractive, flexible office space to accommodate a Skills and Employability Hub which will benefit the Renfrewshire economy by providing up to 200 jobs.

The project will be funded by a range of external funders and the Council through approved service budgets. The project will provide centralised services whilst bringing a valuable historic building back into active use. The hub is due to be completed and ready for occupation in June 2016.

Again, to ensure successful implementation of this important project in the heart of Paisley an effective management structure has been set up. The management structure includes a project team which grows and contracts as different skills are required at different part of the development process. The project team is led by Planning and Economic Development, with technical support and project management from the Council Property Services as well as legal representation and a procurement officer. The main contractor for the works along with a team of professional advisors including conservation accredited architects have become an integral part of the project team to prepare the detailed design and the repair and restoration aspects of the project.

Future action

As this is an integral part of the Paisley Town Centre Heritage Asset Strategy progress on this project will require to be reported frequently to the Council Boards. The project team for the restoration of the Russell Institute is key to ensuring this project gets delivered on time and on budget resulting in a high quality and sustainable restoration of the A-Listed building that will be brought back into active use. Continuous monitoring of the project is central to the success of this project.



Planning Outcome

Certainty: Consistency of advice, process, engagement and decision-making

Case Study 1: Processing Agreements (Major/Local)
(Performance Marker 1, 2, 3, 6, 11)

Processing agreements are frequently used for development proposals. Renfrewshire Council have been using processing agreement for both major and local developments, particularly in relation to residential developments or more complex proposals.

Processing agreements are raised at pre-application stage and developers are directed towards the Scottish Government's processing agreement template through a highlighted link on Renfrewshire Council's Planning web pages.

In terms of the use of processing agreements in 2013/14, two major applications and one local application were subject to processing agreements. In 2014/15 there were four major applications, seven local developments and one other consent which was a complex listed building application.

Renfrewshire Council is seeing an increase in more complex local planning applications as well as major applications and it is anticipated that the number of processing agreements will continue to rise over the years as the economy recovers.

Feedback from developers and applicants regarding the use of processing agreements is positive. They provide certainty on timescales particularly in relation to when an application is expected to be determined and likely to go to Planning Board, where applicable. Renfrewshire Council Planning Boards only meet every three months so this allows developers to target certain Planning Boards.

Future action

Renfrewshire Council will continue to monitor the use of process agreements and will continue to promote them for major and local level applications, where appropriate. We will also continue to ask developers for their opinion on how the processing agreement system works for them. Renfrewshire Council will attach a question to the Development Management Applicant Survey to gain evidence of this satisfaction for future Planning Performance Frameworks.



Case Study 2: Town Centre Strategies and Action Plans (Performance Marker 3, 6, 7, 12)

In line with Scottish Planning Policy and the Town Centre First approach, Renfrewshire Council have prepared Town Centre Strategies, associated Action Plans and Town Centre Health Checks for the Town Centres in Renfrewshire.

The strategies outline where each centre sits in Renfrewshire's Network of Centres, the centre's strengths, what is happening in each town centre and how to make the most of the existing opportunities. An Action Plan is proposed with an indication of how this could be implemented.

The individual strategies for each centre have been prepared in draft form as the Council want the input from the commercial operators and businesses, the people who live and visit the centres. Renfrewshire Council have set out what they think is a way forward, but the final Town Centre Strategies will hopefully be what the stakeholders and users of the centres want to see happening in our town centres.

The biggest challenge in gaining individuals input in shaping each strategy is how best to consult and engage widely. The input from those who are in the town centre is important, but it is also important for those that use the town centres to inform the strategies.

The use of social media, along with consultation techniques such as the use of libraries and public places to display the strategies will be used. Many of our elected members are very keen on discussing the draft Town Centre Strategies with their electorate, so there will be presentations and meetings with many of the local groups in Renfrewshire. It is also proposed to have planning officers spend time in and around each of Renfrewshire's Town Centres speaking to those that live, are working or visiting our Centres.

By producing draft Town Centre Strategies, the Council considers that we will learn from the stakeholders rather than setting out what professional officers or councillors consider is correct for town centres. The Council views this approach as important for continuous improvement. Our engagement and consultation techniques have also been altered in line with what was considered successful when undertaking previous consultation on other planning projects.

Future action

The results of this consultation will be reported in the next Planning Performance Framework along with other aspects that the Council learned and improved from engaging with Renfrewshire's residents, businesses and visitors.



Planning Outcome

Communications, Engagement and Customer Services: communications strategy for engagement and positive customer experience

Case Study 1: Development Management Applicant Survey
(Performance Marker 1, 6)

We reported in our last Planning Performance Framework that we had created a survey and attached a link to the survey on our letter templates, email footers and web pages to gather information about service delivery.

The survey was the first part of a three step approach developed to gather information from users of our service in respect of service delivery; staff skills and also to promote our service and the good work that was undertaken.

The three steps in the approach were:-

- First approach - survey developed to gather information in respect of delivery; timelines; information we provide to our users; professionalism and staff attitude and satisfaction with Development Standards Service,
- Second approach - one to one meetings with users of the Development and Housing Service in specific Development Management and Building Standards teams and,
- Third approach - an annual event bringing together our applicants/agents/house builders/consultees. This event was to be used to communicate with users of our service and highlight areas of interest such as Paisley Town Centre Heritage Asset Strategy.

The first step, survey, was split into 6 parts with a total of 11 questions. When our last Planning Performance Framework was submitted in September 2014 there were not enough responses to the survey as the survey only went live in February 2014.

We have now had an appropriate length of time for the survey to run and have gathered responses during a period from February 2014, when the survey started, until end of March 2015. This has resulted in a total of 60 responses, however 25 were incomplete. Of those surveys completed the results have been poor in that there has been no consistency in responses to allow comparisons. Unfortunately, this has prevented us moving onto steps two and three as outlined above.

Future Action

Our current survey has not provided the Council with sufficient information to fully assess Development Management's performance. Our intention is to adapt the current survey which will be more focused and include questions which will gauge all of our teams involved in the planning application process such as Development Planning and Building Standards. We will continue to implement this approach and assess the responses and outcomes of this. This will be reported in our future Planning Performance Frameworks.

Planning Outcome

Communications, Engagement and Customer Services: communications strategy for engagement and positive customer experience

Case Study 2: Development Trusts (Performance Marker 3, 6,)

Renfrewshire Council recognise the emerging role of Development Trusts as key partner organisations which act as a catalyst for regeneration, delivering locally established aspirations of the communities they serve. The Council are keen to foster this approach to engage more effectively with local communities and have worked closely with Trusts in Bishopton and Renfrew to facilitate their growth and support project development.

In Bishopton, the Community Development Trust is closely aligned with the regeneration of the former Royal Ordnance Factory site, to the south west of the existing village. Consent is in place for the long term redevelopment of the site as a mixed use community growth area, incorporating residential, commercial, community and recreation uses.

As part of an associated S75 legal agreement between the Council and site owners BAE Systems, a key planning obligation is the formation of a Community Development Trust for the implementation of projects which are identified by and benefit the local Bishopton Community. The Trust will be supported by a contribution of £300,000 from BAE Systems over the lifetime of the development.

During 2014 the Council supported community representatives in establishing the Bishopton Development Trust. As well as this, the Council facilitated sessions with Engage Renfrewshire, a local organisation specialising in the growth of community capacity and social enterprise. These sessions assisted in determining the broad objectives of the new body and the appropriate legal entity to achieve these (a CLG with charitable status). The Council sit on the Trust Board and have a key role in supporting and advising the body on the development of projects identified through local community consultation. The Trust will undertake a major consultation exercise in summer 2015 to inform the development of an action plan and key projects going forward.

The Renfrew Community Development Trust was established in 2013. The Trust secured funding and in 2014 delivered a wide ranging community consultation process which informed an action plan of projects within the town. These included the development of a community hub and supporting the establishment of both their own and other social enterprises in the area. The Council have supported the Trust in locating premises within the town centre for the Community Hub project, provided guidance and support in relation to assembling funding packages and continue to provide guidance and a staff resource to assist in project development.

Future action

In line with the Community Empowerment Bill, the Council will continue to closely work with and support Development Trusts to realise projects and activities identified within their action plans. Support and guidance will also be provided to groups and organisations who seek to form Development Trusts as a vehicle for community led regeneration.

Planning Outcome

Efficient and Effective Decision Making: Ensuring structures and processes are proportionate

Case Study 1: Housing Land Supply Supplementary Guidance Framework
(Performance Marker 1, 6, 7, 11, 14, 15)

The Scottish Government Reporter to the Examination of the Renfrewshire Local Development Plan (LDP) concluded that Renfrewshire has a shortfall in its housing land supply and recommended that the Council prepare Supplementary Guidance (SG), within 1 year of the adoption of the LDP, which would include a detailed framework to guide the release of additional housing land.

Renfrewshire Council has prepared a Draft Housing SG which includes a detailed framework with criteria to allow the Council to grant planning permission for planning applications that come forward for new residential developments, if they are in accordance with the Housing SG framework. The draft Housing SG also contains guidance that the Council will work with developers where existing consents have been given but due to the economic circumstances these consents are proving difficult to implement. The Council will look at easing planning conditions and legal agreements where appropriate to allow development to proceed without compromising standards.

The Council require to put the draft Housing SG to the Planning and Property Policy Board before consulting and engaging on the Housing SG. It is hoped that as well as the detailed framework for release of further land for housing development that there will be a positive reaction to the Council aiming to include an efficient and effective decision making framework which will allow existing consents for housing to come to be delivered.

Future action

The reporting of the Housing SG to the Planning Board and then extensive consultation and engagement on the document. Following any changes to the Housing SG, leading to adoption, the Council would like to report on the progress of the Housing SG in the next Planning Performance Framework. In particular the Council would report in terms of the detailed framework for bringing additional housing land forward along with progress on stalled sites.



Case Study 2: Legacy planning applications (Performance Marker 1, 6, 14)

We reported in our Planning Performance Framework 2013–2014 a process that we introduced into our monthly performance to capture applications to ensure that they are processed before they reach 'legacy' status.

This process is now fully established into the working practice of the Development Management section in Planning. The process is undertaken by a Planning Performance Officer who extracts information and data each month from the planning application system programme Acolaid. The Planning Performance Officer collates the information together in an excel spreadsheet with a report given to the Head of Planning and the Development Management Manager on the performance of officers, highlighting any blockages in the system. The report identifies the number of applications allocated to a Development Management officer, highlighting those applications, for what ever reason, that have reached a 3 month, 6 month, 1 year, 2 year or 3 year trigger. This provides the Development Management Manager with an indication of applications which are legacy cases and these are discussed, reviewed and resolved at the monthly meetings that are carried out between managers and officers.

Introducing this performance measure has helped to prevent future legacy cases in Renfrewshire. During reporting period 13/14, 4 'legacy' applications were cleared with 3 remaining at the end of the period. We omitted to provide these details in our Planning Performance Framework 2014 (PPF 2014). During reporting period 14/15, 3 'legacy' applications were cleared with 2 remaining at the end of the period.

Future action

Renfrewshire Council will continue to use the performance measure put in place to help reduce legacy applications. However, there is potential to investigate whether this trigger can be a feature which is integral to the back office system in the planning application programme Acolaid, creating a work flow task which would be highlighted electronically to the manager, using the existing planning application programme more efficiently.

Case Study 3: Transition Zones (Performance Marker 1, 6, 7, 11, 12, 14)

In the previous Planning Performance Framework, Renfrewshire Council reported that the Renfrewshire Local Development Plan identifies 12 Transition Areas, where change is anticipated, there is development potential and that the successful delivery of development will support local communities and contribute to economic growth.

The Renfrewshire Local Development Plan Action Programme set out that the Transition Zones Development Guides were to be prepared over a period of two years. The Erskine Riverfront Transition Zone Development Guide is the first of 12 development guides to be prepared. With another 3 development guides being produced over the year ahead.

The Erskine Riverfront Transition Area Development Guide presents a range of land use options for this area that has stalled as well as advice on what requires to be considered in preparing development proposals for this site. The options presented are not intended to provide a masterplan detailing specific land uses assigned to each site, instead the guide allows for flexibility by presenting potential development options in line with uses identified in the adopted Local Development Plan. It is anticipated that this guide will help stimulate and facilitate development of this vacant land within a sustainable location.

Renfrewshire Council see the Transition Zone Development Guides as marketing documents that promote sites for various development opportunities rather than setting a formal planning framework. This has required a different mindset for our planners and has presented challenges in the drafting of these documents. Renfrewshire's planners have welcomed external input from the development industry to help shape these documents and will require this as an on-going mechanism to inform the Transition Zone Development Guides.

The development guide is being used by the Council's Property Services to actively market sites that are in the Council's ownership. The guide is also being used by private landowners and developers to influence and encourage development of land that is in close proximity to their sites.

Future action

Work with the development industry to ensure that the development guides are fit for purpose and deliver developments on the ground.

Case Study 1: Close working relationship with all services
(Performance Marker 1, 3, 6, 12)

In the previous Planning Performance Framework, Renfrewshire Council reported on cross departmental input that happens during the pre application stage of the planning process. This process has now been formalised by Development Management. A protocol has been produced for officers dealing with national, major or significant local planning applications. This protocol was issued to all Development Management officers as well as those officers within the Council who would require to input into discussion of applications that are significant or more complex in nature.

The protocol sets out what is expected of officers at each stage of the planning process. An officer from each section such as education, roads, drainage, environmental services and the various parts of the Planning and Economic Development section is nominated as the first point of contact to ensure consistency in the advice that is given out. As soon as an enquiry is submitted to the Council the planning officer in Development Management emails the known contacts and indicates who would be best to attend a meeting depending on the scale, nature and level of detail that is known with the planning enquiry.

It is considered that this more formal process for dealing with significant planning proposals is working well particularly given the reduction in resources at the Council. As well as this the Council are gaining positive feedback from small to large developers regarding the consistent approach and familiarity of officers and the advice given to each individual proposal.

It should also be noted that Renfrewshire Council does not charge for the pre application advice service. In fact Renfrewshire Council actively encourages developers to meet and discuss proposals with the Planning Service as early as possible. This then usually results in several meetings throughout the process, with advice given not only from a planning perspective but also from all other services within the Council, where appropriate.

As set out in previous Planning Performance Frameworks, Renfrewshire Council operate a duty planning officer system where any prospective developer can come into the Council without an appointment and seek advice on their proposal. For more complex proposals, an initial view will be given by the duty planning officer with the offer of a more formal meeting to help potential applicants through the planning process.

Although providing extensive pre application advice can be very resource intensive, it can be seen from the National Headline Indicators in Part 1 of this Planning Performance Framework that this has not adversely impacted on Renfrewshire Council's performance in determining planning applications, which are significantly above the national average.

Future action

Given that the protocol is in its infancy and the Council are now just receiving more significant planning applications submitted following a slight upturn in the economy, the Council will continue to monitor this process and report progress, changes or alterations to this protocol.



Planning Outcome

Financial Management and Local Governance: Demonstrating effective governance and financial management

Case Study 1: Local Green Network Projects
(Performance Marker 7, 12)

In previous Planning Performance Frameworks, Renfrewshire Council has reported on the implementation of the local green network projects that are initially identified at the Strategic Development Plan level and brought down to the local level and identified in the Renfrewshire Local Development Plan.

The local green network projects are seen as an important contributor to regeneration in Renfrewshire's communities. The Council has committed funds to the delivery of local green network projects that will improve sites and locations and will:

- have a direct, lasting and noticeable improvement to the appearance or ease of use of an area or street;
- be publicly visible and accessible;
- improve community safety;
- benefit a large number of people;
- have local support;
- supplement the operational programme of Council Services;
- be easy to implement and not result in increased maintenance costs.

Since 2011, around £6 million has been put into delivering green network projects across Renfrewshire. In addition there has been great success in securing significant levels of external funding from a range of sources including Lottery, Forestry Commission Scotland, Sustrans, Central Scotland Green Network Fund, Historic Scotland, Renfrewshire LEADER and Renfrewshire 's Local Area Committees.

Given the range of funding provided for the local green network projects, financial monitoring and management is crucial. Renfrewshire Council have undertaken the financial monitoring of the projects by working closely with officers in the Finance section of the Council. In fact, given the complexity of the funding and resourcing of many of the projects that Planning implement, the Council have a finance officer embedded in the Planning Service to closely monitor all of Planning's projects.

In relation to the financial monitoring of the local green network projects, the finance officer enters all of the details of each funding strand into financial spreadsheets which are then allocated against specific projects. Monthly budget monitoring meetings are held with the team in Planning responsible for the implementation of the projects and the finance officer. In preparation for these monthly budget meetings, each officer is responsible for completing a progress report on each individual project indicating amongst other things the spend on the project over the last month. This process allows for updates to be sent to external funders as well as the Councillors.

There is also regular reporting to Council Boards providing progress updates along with before and after images to see the difference that the funding is making to the communities within Renfrewshire.

Future action

The Council will continue to financially monitor the local green network projects by the process set out above, however given the reduction in resources and staff, it is questionable whether the finance officer embedded in Planning will remain.



Planning Outcome

Financial Management and Local Governance: Demonstrating effective governance and financial management

Case Study 2: Paisley Townscape Heritage Initiative & Conservation Area Regeneration Scheme (Performance Marker 6)

Over the last few years Renfrewshire Council have reported on the progress of the Paisley Townscape Heritage Initiative (THI) and Conservation Area Regeneration Scheme (CARS). The Paisley THI and CARS project is being implemented to the southern side of Paisley Town Centre. The project aims to support investment through heritage-led regeneration with a high-quality repair and restoration scheme to residential and commercial properties.

A key element of the THI/CARS project is the award of grants to third parties for building repairs, shop front improvements and works that bring vacant historic buildings back into beneficial use. Since the start of the project in 2010, 13 Grants have been awarded, 7 projects have been completed and the others are likely to be completed by the end of 2015.

As well as the physical improvement in the area, there is also an activity and training plan associated with the THI/CARS project. Good progress has been made on the delivery of the wide range of activities and training opportunities identified in the THI/CARS approved Activity and Training Plan. The activities include:

- Five volunteers participating in the Tourist Guide Training Course to become Scottish Tourist Guide accredited;
- Creative Workshops with young people from the Children's Services producing art work for four large scale interpretive banners for the area;
- Oral History Project which involved Creative Media students from the University of the West of Scotland interviewing the community to build up a series of recordings for use in the preparation of a Paisley Audio Guide and Phone App.

The THI/CARS project is on target to achieve 100% of projected spend and to meet its performance targets by the project end date which is 2016. Renfrewshire Council considers that this is one of many projects that has delivered high quality development on the ground and the physical improvements to the character and appearance of this area of Paisley is clear to be seen from the before and after photographs of the area.

Although the Council considers that this project has been a real success, there have been challenging matters which have required to be dealt with throughout the project lifetime. Like any project, there have been unexpected delays, some projects not going ahead and some activities not gaining the interest intended.

Future action

A lessons learned approach will be required for this project particularly given that Renfrewshire Council have successfully bid for funding to develop a new Townscape Heritage (TH) project for Paisley Town Centre at the core of the Paisley Heritage Asset Strategy.



before (above) and after (below)



Case Study 1: Benchmarking group (Performance Marker 6, 13)

The West of Scotland Planning Benchmarking Group consists of participants from the following Councils: East Dunbartonshire, East Renfrewshire, Inverclyde, North Ayrshire, Renfrewshire and West Dunbartonshire. The Group normally meets every 3-4 months. The meetings are minuted, with the host Council and chairperson rotating around the Councils.

A wide range of topics are discussed at these meetings. The meetings allow for the sharing of experiences and of best practice. This does not necessarily lead to standardisation of practice, but allows for legislative interpretation and practice to be shared.

This year the benchmarking group has focused of the following topics of discussion:

- The Planning Performance Framework, where the Councils' submissions and feedback reports were discussed, with the councils learning from each-other's reports;
- The High Hedges Act, where policy and practice was shared, leading to a better understanding of the legislation, and experiences shared of the approaches which can be taken on a range of issues on this new subject;
- Pre-application councillor briefings, allowing the authorities to share how they are implementing the government advice;
- Staffing levels within the authorities, looking at how each authority's service is staffed, allowing comparisons with performance statistics; and,
- Archaeological advice and how the authorities purchase this service through either the West of Scotland Archaeological Service or from private consultants, and whether value-for-money is obtained.

In addition to the formal meetings, the participants also use the email list as a 'forum' for quickly asking questions on areas of uncertainty.

This group concentrates on development management issues. Development planning teams benchmark extensively with the eight Councils who prepare the Glasgow & The Clyde Valley Strategic Development Plan (including sub-groups); as well as through Heads of Planning, the national Development Plans Forum and the Development Planning sub-group.

Benchmarking also takes place supporting environmental and technical functions, including through the Glasgow and Clyde Valley Green Network Partnership; the Scottish Outdoor Access Forum; the Scottish Strategic Environmental Assessment Forum and the Corporate Address Gazetteer Forum.

Future action

With continued need for efficiency in resources and as voluntary redundancy and voluntary early retirement continue at each local authority, there is an increased need to share best practice models and processes. At present the number of meetings is manageable over the year, however again to increase efficiency there may be a need to look at setting up more online forums to share best practice whilst officers remain at their desk.

Case Study 2: Design Forums (Performance Marker 6, 12, 13)

In previous Planning Performance Frameworks it has been reported that Renfrewshire Council regularly attends the Local Authority Urban Design Forum where knowledge, skills and best practice is shared amongst all attendees.

This year an officer from Renfrewshire Council has joined the Steering Group to help shape the programme for discussion as well as the priority areas for development. Renfrewshire Council have also presented many of our ideas to the Urban Design Forum and gaining valuable feedback to improve our projects, strategies and plans. Renfrewshire Council have learned a significant amount from attending this forum and continue to adapt our practices in line with the good practice gained from the forum.

Given the benefits from learning from good examples, Renfrewshire Council recently took up an offer from Stewart Milne Homes to go around many of their housing sites where they have tried to implement Designing Streets and Creative Places objectives. This allowed the Council to see the implementation of good practice examples from the private sector. This also helped Renfrewshire Council shape the production of Renfrewshire's Places which is highlighted earlier in this document. It is considered that learning from practical examples that can be seen on the ground has helped the Council to improve and it is hoped that by working and learning from a range of sources that the Council will continue to improve.

Future action

Renfrewshire Council would like to arrange other visits to development sites to gain a better understanding of good design and layout.

Case Study 3: Development Management Processes (Performance Marker 1, 5, 6, 11, 15)

In the Previous Planning Performance Framework, we reported that the Planning Enforcement Charter had been reviewed and was up to date. This Charter has again been reviewed to ensure that the standards set out remain relevant and allows a good level of customer service.

The Council has also reviewed the Scheme of Delegation and considers that the Council's approach remains proportionate. The scope of delegation allows a significant amount of applications to be delegated to the officers in Development Management retaining much of the decision making at the local level. The decision making performance figures set out in Part 1 of this Planning Performance Framework provides evidence that Renfrewshire Council have a satisfactory scheme of delegation.

Recently Renfrewshire Council have seen an increase in Proposal of Application Notices for a range of major planning applications. This process has caused some confusion for our elected members and given the significance of some of the proposals it has also caused them some concern. Renfrewshire Council continues to carry out training for Councillors on various aspects of the Planning system. It was considered that training for Councillors in relation to Proposal of Application Notices would be useful to allow a better understanding of this process. This training was well received and it was requested that when these Proposal of Application Notices are submitted to the Council that a short report is prepared for the Planning and Property Policy Board members to describe the proposal, the site, what policies would be considered in assessing the proposal, relevant history and key issues. This reporting keeps elected members up to date but also allows members to identify any other issues that needs to be reported to the developer at this early stage in the planning process.

Renfrewshire Council consider that there is clear and proportionate advice given in relation to developer contributions throughout the planning process. The Renfrewshire Local Development Plan does not have a developer contributions policy however within the Infrastructure Section of the Local Development Plan there is a section which sets out what is expected from developers in relation to developer contributions. At pre application meetings, the expectations of Renfrewshire Council in relation to developer contributions are always set out for developers. Even though there is no developer contributions policy, developers are still required to make good any infrastructure deficits associated with any new development. To tackle concerns over the expense and delay in planning obligations, the Council has adopted a proportionate approach to the need for such obligations and in almost all cases will aim to deal with matters by planning conditions.

Future action

Renfrewshire Council will continue to review both the Enforcement Charter and the Scheme of Delegations to ensure that they are proportionate and fit for purpose. Councillor as well as developer training will continue and it is hoped to run some training on how house building can help the economy of Renfrewshire in association with Homes for Scotland and some of their members. The need for a developer contribution policy will be reviewed as the review of LDP1 is undertaken over the next year.



Part 3

Supporting Evidence

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

Renfrewshire Local Development Plan

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

Glasgow and Clyde Valley City Deal

<http://renfrewshire.cmis.uk.com/renfrewshire/Document.ashx?czJKcaeAi5tUFL1DTL2UE4zNRBcoShgo=%2brGIpSL%2bceiOIE M8ExVXD3QwODOCHSqUh56k0Zeu5PTqLvtShwqpg%3d%3d&rUzwrPf%2bZ3zd4E7lkn8Lyw%3d%3d=pwRE6AGJFLDNlh22 5F5QMaQWcTPHwdhUfCZ%2fLUQzgA2uL5jNRG4jdQ%3d%3 d&mCTIbCubSffXsDGW9IXnlg%3d%3d=hFFLUdN3100%3d& kCx1AnS9%2fpWZQ40DXFvdEw%3d%3d=hFFLUdN3100%3d &uJovDxwdjMPoYv%2bAjvYtyA%3d%3d=ctNJFf55vVA%3d&F gPIIEJYlotS%2bYGoBi5olA%3d%3d=NHdURQburHA%3d&d9Q jj0ag1Pd993jsyOJqFvmyB7X0CSQK=ctNJFf55vVA%3d&WGew moAfeNR9xqBux0r1Q8Za60lavYmz=ctNJFf55vVA%3d&WGew moAfeNQ16B2MHuCpMRKZMwaG1PaO=ctNJFf55vVA%3d>

Renfrew Simplified Planning Zone

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

Renfrewshire's Places

– waiting on Graphics

Fountain Gardens; Grand Fountain

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

Johnstone Town Hall

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

Processing Agreements

<http://www.renfrewshire.gov.uk/webcontent/home/services/planning+and+building+standards/planning+applications/pt-kr-processingagreements>

Hillington Park Simplified Planning Zone

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

Local Development Plan New Development Supplementary Guidance

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

Housing Land Supply Supplementary Guidance

<http://www.renfrewshire.gov.uk/webcontent/home/services/planning+and+building+standards/development+planning/pt-ldp-housingsg-callforsites2015>

Renfrewshire's Transition Areas

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

Paisley Town Centre Heritage Asset Strategy

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

Russell Institute

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

Planning Enforcement Charter

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

Scheme of Delegation

<http://www.renfrewshire.gov.uk/wps/wcm/connect/b522f4c8-891d-4364-a509-346df7f96494/fcsSchemeofDelegatedFunctionsOct2013.pdf?MOD=AJPERES&Scheme%20of%20Delegated%20Functions>

Developer Contributions – Local Development Plan (Page 21)

http://www.renfrewshire.gov.uk/wps/wcm/connect/e9fdf04c-9b46-44da-afb0-c9aa55575bfc/RenfrewshireLocalDevelopmentPlan2014_14%28forweb%29+141021.pdf?MOD=AJPERES

Proposal of Application Notice

<http://www.renfrewshire.gov.uk/wps/wcm/connect/57ef3666-f84e-461c-a963-9f522a5a6739/Processing+Agreement+-+Renfrewshire+Advsory+Note.pdf?MOD=AJPERES>

Local Green Networks Projects

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

Paisley Town Heritage Initiative/Conservation Area Regeneration Schemes

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

Industrial and Business Land Supply 2014

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

Vacant and Derelict Land Survey 2014

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

Housing Land Audit 2014

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

Scottish Government Planning Authority Performance Statistics

http://www.gov.scot/Topics/Statistics/Browse/Planning?utm_source=website&utm_medium=navigation&utm_campaign=statistics-topics

Planning Register

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

Development and Housing Services Service Plan 2015/16 – 2017/18

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

Planning and Property Policy Board

http://renfrewshire.cmis.uk.com/renfrewshire/CouncilandBoards/tabid/62/ctl/ViewCMIS_CommitteeDetails/mid/381/id/20/Default.aspx

Economy and Jobs Policy Board

http://renfrewshire.cmis.uk.com/renfrewshire/CouncilandBoards/tabid/62/ctl/ViewCMIS_CommitteeDetails/mid/381/id/12/Default.aspx

TellmeScotland

<http://www.tellmescotland.gov.uk/>

Part 4

Service Improvements for Renfrewshire 2013–2014

The following table sets out the Performance Markers Report for 2013–14 and Renfrewshire Council's comments in relation to this scorecard.

No.	Performance Marker	RAG Rating	Scottish Government Comments	Renfrewshire Council Comments
1.	Decision-making: continuous reduction of average timescales for all development categories [Q1 - Q4]	Green	<p>Major developments</p> <p>Average timescales have improved significantly from last year from 36.6 weeks to 12.1 weeks. This is substantially better than the national average of 53.8 weeks RAG= Green</p> <p>Local(non-householder) developments</p> <p>Average timescales have improved since last year from 11.2 weeks to 8.7 weeks. This is better than the national average of 14.3 weeks. RAG = Green</p> <p>Householder developments</p> <p>Average timescales have improved slightly since last year from 7.8 weeks to 6.9 weeks. This is better than the national average of 7.7 weeks. RAG = Green</p> <p>Overall RAG = Green</p>	No Comment - there has been a reduction of average timescales for all development categories.

No.	Performance Marker	RAG Rating	Scottish Government Comments	Renfrewshire Council Comments
2.	Processing agreements: offer to all prospective applicants for major development planning applications; and availability publicised on website	Amber	<p>Two major applications subject to processing agreements during the year; both met agreed timescales.</p> <p>Introduction of protocol for planning processing agreements, alongside an advisory document to encourage discussion with developers and applicants during the 12 week period.</p> <p>Intention to publicise the use of processing agreements more in the coming year.</p>	<p>The National Headline Indicators ask for – Number of major applications subject to processing agreement or other project plan.</p> <p>Renfrewshire Council had 3 applications that were subject to a processing agreement; two major applications and one local application. All three applications met the agreed timescales demonstrating that processing agreements were not solely used for major applications.</p> <p>During 2013/14, Renfrewshire Council had very few major planning applications or significant local applications to apply processing agreements.</p> <p>It should be noted that almost all of the pre-application meetings that the Council have had in relation to the major housing proposals identified through the adopted Renfrewshire Local Development Plan (LDP) are likely to be subject to processing agreements, to which all developers have welcomed our approach. This shows that Renfrewshire Council is working with our protocol and is publicising this approach extensively.</p>

No.	Performance Marker	RAG Rating	Scottish Government Comments	Renfrewshire Council Comments
3.	Early collaboration with applicants and consultees <ul style="list-style-type: none"> availability and promotion of pre-application discussions for all prospective applications; and clear and proportionate requests for supporting information 	Amber	Pre-application service in place and now being completed for the whole year. Good level of applications subject to pre- application advice (38%). Report could provide more detail of how pre- application ensures that supporting information requests are clear and proportionate.	Renfrewshire Council's PPF provided a range of examples of where there was early collaboration with applicants and consultees. In future reports, Renfrewshire Council will ensure better signposting of information, referencing and labelling.
4.	Legal agreements: conclude (or reconsider) applications after resolving to grant permission <ul style="list-style-type: none"> reducing number of live applications more than 6 months after resolution to grant (from last reporting period)) 	Green	No applications subject to legal agreement.	No comment
5.	Enforcement charter updated / re- published within last 2 years	Green	Enforcement charter reviewed and updated.	No comment – enforcement charter reviewed and updated within the relevant timescales.
6.	Continuous improvement: <ul style="list-style-type: none"> progress / improvement in relation to PPF National Headline Indicators; and progress ambitious and relevant service improvement commitments identified through PPF report 	Amber	Decrease in decision making timescales for major, local (non-householder) and household applications. Main concern is that the Local Plan was over 8 years old at the end of the reporting period. It is noted that the replacement LDP has since been adopted on 28 August 2014. All previous service improvement actions were achieved in the reporting period.	It should be noted that there is a priority to determine and clear 'legacy' applications from our system in line with Scottish Government advice. This has resulted in our authority having no 'legacy cases' at the time of submitting PPF3 which allowed us to focus on live applications less than a year old. It should be recognised that this is demonstrated by a decrease in our decision making timescales for all application types.

No.	Performance Marker	RAG Rating	Scottish Government Comments	Renfrewshire Council Comments
7.	Local development plan less than 5 years since adoption	Red	Over 5 years old. Local Plan adopted March 2006. It is noted that the replacement LDP has since been adopted in August 2014, but this was outwith the reporting period.	We are extremely disappointed that the Scottish Government has indicated RED in the RAG assessment for the LDP. Renfrewshire Council considers that in its submission of the PPF in September 2014, the Renfrewshire LDP was adopted. It should also be noted that Renfrewshire's LDP was the first in the Glasgow and the Clyde Valley area.
8.	Development plan scheme – next LDP: <ul style="list-style-type: none"> on course for adoption within 5 years of current plan(s) adoption; and project planned and expected to be delivered to planned timescale 	Amber	Local Plan will be over 8 years old before replacement LDP is adopted (adopted August 2014). Development plan scheme on track and LDP delivered in planned timescales.	It should be noted that Renfrewshire LDP preparation process followed the DPS set out at the start of the preparation process in 2010.
9.	Elected members engaged early (pre-MIR) in development plan preparation – if plan has been at pre-MIR stage during reporting year	N/A	N/A	N/A
10.	Cross sector stakeholders* engaged early (pre-MIR) in development plan preparation – if plan has been at pre-MIR stage during reporting year	N/A	N/A	N/A

No.	Performance Marker	RAG Rating	Scottish Government Comments	Renfrewshire Council Comments
11.	Regular and proportionate policy advice produced on: <ul style="list-style-type: none"> information required to support applications; and expected developer contributions 	Amber	<p>Regular and proportionate policy service produced on:</p> <p>Information required to support applications</p> <p>Formal pre-application advice service provided and early engagement encouraged. Little evidence is provided in report of how the authority ensures information required to support applications is reasonable and proportionate.</p> <p>RAG = Amber</p> <ul style="list-style-type: none"> Expected developer contributions <p>Front funding of drainage infrastructure to facilitate development currently being trialled.</p> <p>Future report needs to explain how the LDP and Supplementary Guidance address developer contributions and how this approach ensures that requests are clear and proportionate.</p> <p>RAG = Amber TOTAL RAG = Amber</p>	<p>It should be noted that Renfrewshire Council have no policy in the Renfrewshire LDP on Developer Contributions. This is due to the Council aiming to deliver the Scottish Government's flexible planning system.</p> <p>When identifying any proposed development sites in the Renfrewshire LDP, the Council identified site that would not required developer contributions, which is in line with Scottish Government advice.</p>
12.	Corporate working across services to improve outputs and services for customer benefit (for example: protocols; joined-up services; single contact arrangements; joint pre-application advice)	Amber	<p>Some evidence provided of corporate working, and close-working relationships with other council services.</p> <p>Some description and examples provided, although more is required on outcomes.</p>	<p>In future reports, Renfrewshire Council will ensure better signposting of information, referencing and labelling.</p>
13.	Sharing good practice, skills and knowledge between authorities	Amber	<p>Report refers to regular benchmarking meetings with other planning authorities to share best practice in relation to the implementation of legislation and policy. Regular attendance of the Local Authority Urban Design Forum also referred to.</p> <p>Future reports need to say more about the outcomes of sharing good practice, skills and knowledge between planning authorities and the improvements that been identified and/or delivered. Case studies or examples may help to describe this.</p>	<p>We participate in a benchmarking group with five other authorities including East Renfrewshire Council and have discussed and compared views on a number of subjects including processing agreements, planning performance, local review body procedures, e-planning uptake.</p>

No.	Performance Marker	RAG Rating	Scottish Government Comments	Renfrewshire Council Comments
14.	Stalled sites / legacy cases: conclusion or withdrawal of old planning applications and reducing number of live applications more than one year old	Amber	<p>New processes introduced to ensure that applications are dealt with before they reach legacy status.</p> <p>It is not clear though from the report whether there are any remaining legacy cases. Future reports need to include the number of cases, or highlight that no cases remain.</p>	<p>As identified in our PPF 2013-14, 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.</p> <p>At the time of submitting our PPF3 we had no 'legacy cases' remaining which we omitted to report. Future reports will include the current status of any legacy cases.</p>
15.	Developer contributions: clear and proportionate expectations <ul style="list-style-type: none"> set out in development plan (and/or emerging plan); and in pre-application discussions 	Amber	<p>Developer contributions: clear and proportionate expectations:</p> <p>Set out in the development plan (and/or emerging plan)</p> <p>Reference made to flexible approach and Proposed LDP framework to deliver proportionate and reasonable developer contributions. Future reports should provide more details on the approach to developer contributions.</p> <p>RAG = Amber</p> <p>In pre-application discussions</p> <p>Front funding of drainage infrastructure to facilitate development currently being trialled.</p> <p>Report lacks description and evidence as to how authority ensures contribution requests are proportionate through pre-application discussion.</p> <p>RAG = Amber TOTAL</p> <p>RAG = Amber</p>	<p>As stated above, it should be noted that Renfrewshire Council have no policy in the Renfrewshire LDP on Developer Contributions. This is due to the Council aiming to deliver the Scottish Government's flexible planning system.</p> <p>The Renfrewshire LDP states that the Council recognises the importance of developments contributing to economic growth as well as the fact that public and private sector funding has been heavily constrained over the years. Renfrewshire Council will assist in development delivery by having no developer contribution policy.</p> <p>When identifying any proposed development sites in the Renfrewshire LDP, the Council identified site that would not require developer contributions, which is in line with Scottish Government advice.</p>

Part 4

Service improvements for Renfrewshire 2014–2015

The following table outlines what Renfrewshire Council set out to achieve in 2014–15 and the progress made on the delivery of these committed service improvements and actions.

	Committed Improvements and actions	Progress
1	Publicise the processing agreements protocol	COMPLETE - This has been added to the Planning application web pages – http://www.renfrewshire.gov.uk/webcontent/home/Services/Planning+and+building+standards/Planning+applications
2	Review and analyse the results of the survey monkey questionnaire	COMPLETE - The survey results were reviewed and evidence is included within the Communications, Engagement and customer Services section of the PPF titled Development Management Applicant Survey
3	Introduce one-to-one meetings with wider groups to help to improve our service	ONGOING – This has been undertaken for Development Planning through various consultations and engagement but has yet to be undertaken for Development Management
4	Continue to participate in a benchmarking group to refine the role and remit of the group with constituent authorities	ONGOING – Renfrewshire Council continues with the benchmarking group – please refer to the Efficient and Effective Decision Making section of this PPF titled Benchmarking Group
5	Review and update our web pages against the criteria outlined in the Peter Pendleton Associates Survey 2012	ONGOING – Renfrewshire Council continues to review our web pages against the Peter Pendleton Survey 2012. Future action to look at the external measures which have not been fulfilled.
6	Continue to participate in other channels of communication such as 'tellmesotland' to promote our initiatives and projects	ONGOING – Renfrewshire Council use tellmesotland for many different consultation and engagement purposes, such as consultation on the pilot Renfrew town Centre SPZ as well as publicising our statutory notices, etc

	Committed Improvements and actions	Progress
7	Continue to promote e-planning and online usage figures on our web pages	ONGOING – Up to date information regarding Renfrewshire's online usage is not provided by the Scottish Government. Future action will involve extracting figures from our back office system to update our web pages.
8	Review and monitor the percentage of applications subject to pre-application advice that are approved	ONGOING – We continue to review and monitor the percentage of applications subject to pre-application advice that are approved, during this reporting period 42% of Renfrewshire's application were subject to pre-application advice and 39% of those applications were approved. We have undertaken a pilot exercise and identified that during the reporting period 28% of applications submitted were invalid at first attempt. We looked at applications from a sample period of the 28% at the reasons why those applications were invalid at first attempt and have established the top three reasons.
9	Introduce 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. Monitor applications through this process.	COMPLETED – Good progress has been made - please refer to the Efficient and Effective Decision Making section of this PPF titled Legacy Planning Applications

Part 4

Service improvements for Renfrewshire: Action Plan 2015–16

In the coming year Renfrewshire Council will continue to improve our service. The following points are our priorities which we will report on in the Planning Performance framework for 2015–16.

	Committed Improvements	Action Required
1	Introduce one-to-one meetings with wider groups to help to improve our service	ONGOING – This has been undertaken for Development Planning through various consultations and engagement but has yet to be undertaken for Development Management. ACTION – Organise one-to-one meetings with service users for Development Management.
2	Continue to participate in a benchmarking group to refine the role and remit of the group with constituent authorities	ONGOING – Renfrewshire Council continues with the benchmarking group – please refer to the Efficient and Effective Decision Making section of this PPF titled Benchmarking Group. ACTION – Continue to attend the benchmarking group as well as other benchmarking groups that may form.
3	Continue to participate in other channels of communication such as 'tellmesotland' to promote our initiatives and projects	ONGOING – Renfrewshire Council use tellmesotland for many different consultation and engagement purposes, such as consultation on the pilot Renfrew town Centre SPZ as well as publicising our statutory notices, etc. ACTION – Continue this action as well as look for other channels to publicise information. Renfrewshire Council are going to publish our Planning Performance Framework as well as put it in public offices and libraries in Renfrewshire.
4	Continue to promote e-planning and online usage figures on our web pages	ACTION – Figures taken from our back office system will be used to update our web pages; this will be carried out on a quarterly basis.
5	Review and monitor the percentage of applications subject to pre-application advice that are approved	ACTION – Following on from the pilot exercise we will look at the 2014/15 reporting period as a whole and identify the main 5 reasons why applications submitted to Renfrewshire are invalid at first attempt. It is our intention to follow this up with one to one meetings with our agents/applicants.

	Committed Improvements	Action Required
6	Ensure continuous improvement by reviewing the Renfrewshire Local Development Plan and adopting LDP2 in less time than LDP1.	ACTION – The Development Plan Scheme that will be sent to the Planning and Property Policy Board in November 2015 will set out an ambitious timetable to ensure that the Renfrewshire Local Development Plan review will start as soon as possible.
7	Provide a lessons learned report on the Renfrew SPZ pilot project which outlines continuous improvement in process and procedures	ACTION – Prepare a lessons learned report by Nov 2015 share this with the Scottish Government.
8	Assess the level of satisfaction from developers in using the new Renfrewshire's Places document	ACTION – This assessment will be undertaken along with an assessment of valid and invalid planning applications given the advice set out within the Renfrewshire's Places document.
9	Add a question into the Development Management questionnaire regarding satisfaction of using processing agreements	ACTION – Add a question to the Development Management questionnaire.
10	Alter the survey monkey created to monitor the Planning Service	ACTION – Adapt the survey to include feedback from Development Management, Building Standards and Development Planning
11	Electronically monitor legacy cases through the Development Management Planning Application System - Acolaid	ACTION – Investigate whether a trigger can be a feature which is integral to the back office system in the planning application programme Acolaid, creating a work flow task which would be highlighted electronically to the manager.

Part 5

Key Performance Results and Action Plan 2014/2015

A: Decision-making timescales

Category	Total number of decisions 2014-2015	2014-2015	2013-2014
Major developments	4	10.1 Weeks	12 Weeks
Local developments (non-householder)			
Local: less than 2 months	73.5(%)	6.6 Weeks	6.7 Weeks
Local: more than 2 months	26.5(%)	12.9 Weeks	13.8 Weeks
Householder developments			
Local: less than 2 months	87.5(%)	6.7 Weeks	6.5 Weeks
Local: more than 2 months	12.5(%)	10.3 Weeks	10.7 Weeks
Housing developments	1		12.1 Weeks
Major		13.7 Weeks	7 Weeks
Local housing developments	66.7(%)		21.6 Weeks
Local: less than 2 months	33.3(%)	6.9 Weeks	
Local: more than 2 months		13.5 Weeks	
Business and industry			8 Weeks
Major	1	12 Weeks	7.2 Weeks
Local business and industry			10.1 Weeks
Local: less than 2 months	63.0(%)	6.1 Weeks	
Local: more than 2 months	37.0(%)	16.9 Weeks	
EIA developments	-	-	-
Other consents*			
Listed Bldg + Con. Area Consents	55	10.3 Weeks	9.7 Weeks
Advertisements	69	6.5Weeks	6.4 Weeks
Hazardous Substance Consents	-	-	39.9 Weeks
Other Consents and Certificates	27	6.4 Weeks	6.5 Weeks
Planning/legal agreements**	-	-	-
Local reviews	3	13.1 Weeks	10.9 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 2014-2015	Original decision upheld			
		2014-2015		2013-2014	
		No.	%	No.	%
Local reviews	3	3	100%	2	66.7%
Appeals to Scottish Ministers	0	-	-	2	66.7%

C: Enforcement activity

	2014-2015	2013-2014
Cases taken up	39	57
Breaches identified	39	57
Cases resolved	31	40
Notices served***	10	8
Reports to Procurator Fiscal	0	1
Prosecutions	0	1

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

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 ਲਵੋ।

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

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