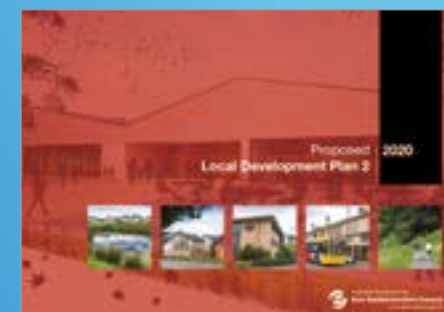


Planning Performance Framework 2020 - 2021



Introduction

We are pleased to present East Dunbartonshire Council's 2020/21 Planning Performance Framework (PPF) Report. The previous year has seen substantial upheaval in all industries and the Planning Service has not been exempt from this. The focus has very much been on continuing to deliver as close to normal service as possible despite the challenges. This has meant that some of the projects outwith the basic statutory requirements have been paused with the focus on staff wellbeing and delivery of a functioning service.

The Development Applications Team (Development Management) has continued to deal with a high number of applications in the context of changing working practices and disruption to normal timetables. Despite the pandemic, planning continues to generate significant interest within East Dunbartonshire from the community and Elected Members so the delivery of a high quality service remains important. The number of applications received has actually increased notably from previous years (1039 in 20/21, 889 in 19/20 and 913 in 18/19). The case studies and qualitative narrative demonstrate a number of improvements that have been made over the last year both in terms of significant sites moving forwards, procedures and relationships with other teams. On an individual level a number of team members, of what was a relatively inexperienced team, have developed considerable experience of dealing with larger and more complex applications, presenting at Committee and Local Review Boards. The skill sets and confidence within the team continue to improve with a relatively stable team.

The Land Planning Policy Team (Development Planning) has completed the Proposed Plan stage of the East Dunbartonshire Local Development Plan 2, due for adoption in 2022. The Proposed Plan was published alongside the Environmental Report, Proposed Delivery Programme, Habitats Regulations Appraisal and a series of supporting documents, such as the Monitoring Statement, Site Assessments and Main Issues Report – Report of Consultation. The Proposed Plan representation period ran from October 2020 to January 2021 and the Participation Statement was updated to reflect Covid-19 restrictions. During quarter 4 of the year significant progress was made in progressing the analysis of the 2,060 representations received and producing Schedule 4 Forms. The team is now highly experienced with each member of the team having 15 or more years of planning experience, including a minimum of nine years at East Dunbartonshire Council.



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Part 1 – Qualitative Narrative and Case Studies

Quality of Outcomes

Capital Project Delivery – Planning applications for a number of the Council's capital projects were submitted and/or decided during 2020/2021 including – the erection of a replacement leisure centre, a new Additional Support Needs school and a replacement Secondary School. These represent a significant programme of investment from the Council so there is inevitably internal pressure for the projects to be commenced on schedule. This however needs to be balanced with the need for these planning applications to be given the highest level of assessment to ensure an open and transparent decision making process with no potential suggestion of a conflict of interest. As a result these applications can be particularly resource intensive in terms of staff time, particularly as each generated a substantial amount of public and Elected Member interest. The successful progression of these projects through the development management process is therefore a notable achievement from the past year - particularly as public engagement remained high despite the virtual nature of both Planning Board and Pre-determination hearings. See Case Study 3 for further details of one of these cases.

Householder Applications – This remains a significant area of work within East Dunbartonshire with in excess of 80% of our applications being of a domestic scale. While these don't merit case studies or further discussion within this document they are of great importance to the applicants and neighbours involved. It is therefore appropriate that they remain a priority for the Development Management Team and that has continued to be the case in the past year. In order to ensure the correct outcome was reached in each case, a number were delayed where site visits were deemed to be essential, but not permissible under the restrictions at the time. While this meant the decision making timescales within this document suffered, it was considered to be more important to ensure the standards of residential amenity and design required by our LDP policies were upheld despite the circumstances.

Developer Contributions – We continue to require appropriate levels of developer contributions to ensure a high quality of outcome from new developments. As a result of the Covid-19 situation a pragmatic approach to developer contributions due in Quarter 1 of 2020/21 was taken. A number of housebuilders expressed concern at the uncertainty of the situation caused by the restrictions and interrupted cash flow due to the cessation of sales. It was agreed that a number of the more substantial developer contributions could be delayed to ease the commercial pressures faced by the applicants. By quarter 2 and quarter 3, when there was more certainty about on-site working practices

and house sales had recommenced, the developers involved were able to make the relevant developer contributions.

The Proposed LDP2 introduces a more robust framework for calculating and mitigating against the impact of new development on primary healthcare facilities, the detailed process for which will be set out in Supplementary Planning Guidance. The Land Planning Policy Team and Health & Social Care Partnership have set up a working group to oversee the development of a methodology for calculating contributions and how these will be spent. The group has met a number of times however the pace of work has been affected by the Covid-19 pandemic.

Improved approach to Business Land in Local Development Plan 2

During the early part of 2020/21 the Land Planning Policy team prepared the Proposed LDP2. Findings from the Business Land Audit and Business Land Review, published in 2019/20, were used and further analysed to produce a Business Land Requirement report as an appendix to the LDP2 Monitoring Statement. Together this evidence was used to inform the content of the

Proposed LDP2 and ensure greater detail on business land was included in the Plan in order to encourage development and promote the individual business sites. Each business site has its own policy with information about the vacant land available and preferred development type.

Example of Proposed LDP2 approach to business land (Bearsden)

Proposed Local Development Plan - 2020

Policy 2.BE. Bearsden has three business and employment sites, two of which provide opportunities for business growth. The following sets out the current uses of each site and any development opportunities. Development proposals that protect or contribute positively towards these sites will be supported.



2.BE1 Canniesburn Gate
Canniesburn is an active, well maintained employment site that relies on its location for strong access to the markets it serves.

Development Opportunity:
There are no opportunities for intensification on the site. The employment use at the site should be protected.



2.BE2 Garscadden Depot
Former Civic Amenity site located in open countryside to the west of Bearsden.

Development Opportunity:
Suitable for use for general industrial, storage or distribution, or a conforming green belt use as set out in Policy 1.

Key Requirements:

- A. Investigate and remediate any contamination identified.
- B. Flood risk and drainage assessments required.
- C. Protect and enhance good quality trees and native woodland on or adjacent to the site.
- D. Protect the setting of the Antonine Wall World Heritage Site.



2.BE3 Garscube Estate
Garscube Estate is a 3.11 Ha site comprising of a dedicated research and life sciences facility (Use Class 4), located on the southeastern outskirts of Bearsden.

Development Opportunity:
The site presents an opportunity for the expansion of research facilities at the Beatson Institute. The former stable blocks to the west of the site and an area of hardstand north-east of the site (0.28ha) present opportunities for employment development, particularly to support the growing research sector.

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Quality of Service and Engagement

Local Development Plan 2 Proposed Plan

Work began on producing LDP2 in 2018. Following extensive early engagement from December 2018 to February 2019, the Main Issues Report was prepared and consulted on in Autumn 2019. A detailed Report of Consultation was prepared and evidence documents were further updated. These then informed the drafting of the Proposed Plan in Spring 2020. The Proposed Plan was published for a representation period between October 2020 and January 2021. In that time 2,060 representations were received which were analysed in order to produce Schedule 4 Forms for submission to Scottish Ministers. More information is provided in Case Study 5: Local Development Plan 2 – Proposed Plan Representation Period and Case Study 6: Proposed Local Development Plan 2 – Community Policies.

Virtual meetings

Following a delay in a number of scheduled meetings to allow adaption to the new situation, virtual council meetings re-commenced in June 2020. Since then full Council, Place Neighbourhood and Corporate Assets Committee, Planning Board, Local Review Body and Pre-determination Hearing meetings have all been held virtually. Elected Members have also been provided with training on virtual meeting conduct and have dedicated ICT support to assist them.

Meetings are all broadcast on the Council's YouTube channel to ensure public attendance remains as high as possible. Planning Board remains one of the most viewed meetings with the Planning Board of 23 June 2020 being the most viewed virtual Council meeting to date.

The Proposed Local Development Plan 2 was approved at Council in August 2020 and streamed on YouTube. The public and stakeholders were informed in advance of the meeting via the LDP Newsletter. A total of 196 people watched Council on YouTube. It is unknown which items they will have been interested in however usually a handful of people attend in person with an interest in the LDP.

Further information can be found in Case Study 4: Adapting to the Covid-19 Pandemic.

Duty Service

This has remained in place for the entirety of the previous year despite staff working from home on a full time basis. All Planners have softphones which allow them to retain their previous phone numbers and receive duty calls although there has been a notable increase in duty enquiries being received by email.

Guidance and Charters

As well as maintaining the existing customer charters and guidance on our website, a new piece of guidance was produced on the topic of outdoor seating areas. This was produced on the assumption that there would be an increase in such uses. It was intended to provide our interpretation of the Chief Planner's letter of 2 July 2020 on enforcement of unauthorised seating areas and set out parameters for the standards such uses would be expected to meet. The result has been a balanced approach to allowing food and drink businesses to re-open or remain open in line with the current restrictions whilst ensuring that there is no significant harm to road safety or residential amenity.

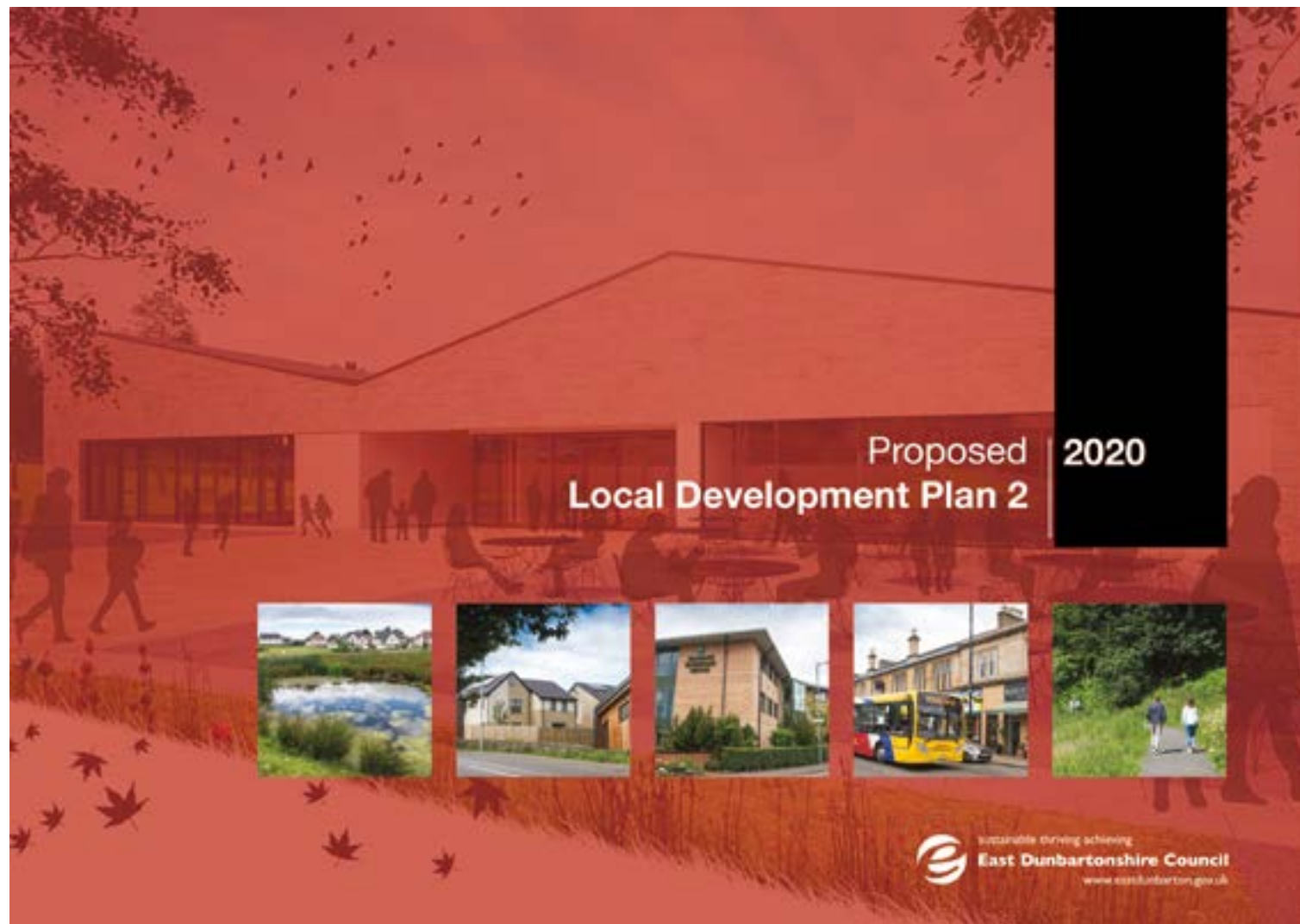
Local Development Plan 2 – Project Management and Covid-19

Project Management of LDP2 has continued to be a key focus of the Land Planning Policy Team Leader, owing to the challenging timescales to ensure adoption within five years of LDP1 adoption. The Main Issues Report (MIR) was published on schedule and analysis of representations was carried out rapidly. Time gained in spring 2020 due to this rapid analysis would have been of benefit to the LDP2 timescales, however, the impact of Covid-19 has required the use of this 'spare' time.

Analysis of the MIR responses was completed just as the pandemic started as the MIR consultation closed at the end of 2019. The team therefore had to adjust to the new context they were working and living in and all of the Planners in the team have children who were no longer in school/nursery. Despite this, the team managed to produce the Proposed Plan throughout spring. The extensive engagement work throughout the early Plan preparation period paid off as some teams internally were unable to give as much time to work on the LDP due to Covid-19 pressures. Unfortunately work on developer contributions with the HSCP had to be halted but a solution was found (see the previous section). Key agencies were all still able to engage in the process.

Council Committees being paused through immediate recess at the start of lockdown in March 2020, and as a result of the dedication of the Land Planning Policy team, the Proposed LDP2 was able to be submitted to Council once it resumed. As such the Proposed LDP2 was approved in August 2020 and

the ongoing work since then on the consultation (see Case Study 5: Local Development Plan 2 – Proposed Plan Representation Period) and production of the Schedule 4s means that the Council's Development Plan Scheme continues to be on track.



Governance

Team Morale

This has been a particular focus in the last year with staff working remotely.

Weekly team meetings with all Development Management Planners are held in addition to weekly one-to-one meetings between Officers and the Team Leader. This ensures no-one feels isolated or unsupported despite not being in the office environment. A pragmatic approach to decision making timescales has also been taken to avoid putting undue pressure on staff struggling with home schooling and childcare which affected a particularly large number of Officers within East Dunbartonshire Council.

Similarly, the Land Planning Policy team has continued with weekly team meetings and regular one-to-ones. When schools and childcare facilities have been open a weekly virtual 'tea break' has also taken place to ensure an opportunity for the team to get together and boost morale. The team has focused solely on the LDP2 process in order to meet legislative requirements, as such progress on additional work such as guidance and delivery activities has been minimised. As with development management, all Officers have been affected with home schooling and childcare issues which has placed a huge emotional and time pressure on staff.

Further information can be found in Case Study 4: Adapting to the Covid-19 Pandemic.

Analysis of Proposed Plan Representations

In order to remain on track with the Development Plan Scheme and take an efficient approach to work during the Covid-19 pandemic, a lean process was devised to analyse the 2,060 representations to the Proposed LDP2. The consultation on the Proposed Plan closed in mid-January 2021, just as another lockdown had started and the team had childcare responsibilities to juggle again.

A spreadsheet was produced to log all representations and allocate them to an issue based on the structure of the Proposed Plan. These then allowed representations for each issue and therefore Schedule 4 to be identified and summarised in the Schedule 4 for analysis and production of the Council response. The Land Planning Policy Team focused solely on this work and as a result was able to submit the final Schedule 4s to Committee in May 2021.

Elected Member Engagement

Elected Members continued to be engaged during 2020/21 through the following activities:

- A dedicated working party session with Councillors was held on 30 June 2020. This included a report on the content of the Proposed Local Development Plan 2 and the related supporting documents. It was also an opportunity for Councillors to consider the consultation strategy and a risk assessment taking into account the risks associated with Covid-19.
- Briefing sessions have also been held in advance of Planning Board meetings with the intention being to replace the site visits previously carried out. Officers will present site visit photos and proposed plans to allow discussion of, and questions on, the technical aspects of the proposal to ensure Elected Members are fully informed in advance of the meeting itself. Attendance at these has been notably higher than at the previous site visits so it may be a model that continues in the future.



Culture of Continuous Improvement

Staff Training


Despite lockdown restrictions preventing all but non-essential travel for much of the year training has remained available (and in some cases more readily accessible) through webinars. The team has attended online training on a number of topics including:

- DPEA appeals
- The Planning Act
- Local Place Plans – Nick Wright and SCDC
- RTP1 – International NPF4 Event - Finland
- RTP1 Sir Patrick Geddes Lecture – Shaping the new normal with a wellbeing economy: The role for place and planning
- Scottish Parliament Cross-Party Group on Architecture + the Built Environment – Building for Scotland's Communities: New Thinking for Our Future Places
- Improvement Service – Town Centre Regeneration
- Improvement Service – Community Wealth Building
- Flood Risk Management – MGSDP
- Planning for Housing/ Planning Reform/ SPP Amendments – Internal
- Delivering More Homes - UK Collaborative Centre for Housing Evidence
- Heritage Issues in Planning – various courses.


Chairing the Heads of Planning Scotland Development Planning Sub Committee

From June 2020 – June 2021 the Team Leader for Land Planning Policy has chaired the Heads of Planning Scotland (HOPS) Development Planning Sub Committee. This has been a challenging undertaking as a result of the implementation of the Planning (Scotland) Act 2019 and the impact of Covid-19 on childcare. The role has involved chairing five meetings of 40+ Planners, setting out the priorities for the year and coordinating the work programme. The role this year was heavily focused on responding to a number of consultations and programmes of collaborative working relating to the Planning (Scotland) Act 2019, including the development of regulations for RSS, LDPs, Local Place Plans, work on digital planning, a SPP consultation on housing policy and the NPF4 Position Statement. The Team Leader has also had the opportunity to represent HOPS with work by the Scottish Land Commission and the University of Glasgow UK Collaborative Centre for Housing Evidence. Overall it has been an extremely useful opportunity for professional development, albeit very challenging.

Development Planning



Chair: Alison Laurence
(East Dunbartonshire Council)



Vice chair: Shona McCoy
(Dumfries and Galloway Council)

Members

Members - representatives from all planning authorities

Co-opted members - Scottish Government Planning & Architecture

Work with other authorities

The teams have continued to work with other planning authorities in order to share best practise and carry out joint work:

- The Land Planning Policy Team has been working closely with Glasgow City Council and West Dunbartonshire Council regarding cross-boundary housing market area demand issues to ensure an efficient and consistent response to challenges from the housebuilding industry.
- The teams have made use of the Knowledge Hub to ask questions and learn from other authorities. There has been a noticeable increase in its use generally over the pandemic and it is a valuable resource.
- The Land Planning Policy team has regular email contact with Clyde Valley counterparts which is a useful way to gain quick advice on issues.
- The Land Planning Team has continued to respond to notifications for planning applications close to the East Dunbartonshire border to ensure a joined-up approach, particularly in areas of green belt.
- West of Scotland Benchmarking Group has been in communication by way of email exchanges throughout the past year and has shared experiences of dealing with the challenges of remote working during the pandemic, required changes to working practices and general sharing of advice.

Case Study 1 - City Deal



Location and Dates:

East Dunbartonshire - 2020

Elements of a High-Quality Planning Service this study relates to:

- Quality of outcomes
- Governance

Key Markers:

3 – Early collaboration with applicants and consultees
12 – Corporate working across services

Key Areas of Work:

- Interdisciplinary Working
- Masterplanning

Stakeholders Involved

- Authority Planning Staff
- Authority Other Staff

Overview

The 2019/20 PPF reported on the approval of the Council's Strategic Business Case for the Bishopbriggs Place and Growth Programme (City Deal) through Case Study 1. This case study is intended as an update to provide details of further progress in 2020/21.

Goals:

The City Deal project aims to deliver three key project elements:

- Improvements to the A803 route corridor
- The Bishopbriggs Relief Road Phase 5 and Westerhil Masterplan
- Improvements to Bishopbriggs Town Centre.

This case study aims to explain the steps taken to work towards these goals with a particular focus on how the Development Management Team has contributed.

Outcomes:

A new team was created within the Land Planning and Development Service to deliver the City Deal project in October 2020. This team quickly established itself and began to make connections with other teams where there was overlap or mutual interest. The Development Management and Development Planning teams have contributed to this process in the following ways:

Aligning with Developer Contributions

LDP policies currently require developer contributions towards route corridor improvements on the A803 where an impact has been identified through a Transport Assessment. There is therefore a source of funding there (both already received and expected) that aligns very closely with one of the aims of the City Deal project. Ensuring that both the City Deal funding and the existing developer contributions are aligned as much as possible creates an opportunity to get maximum benefit from both sources of funding.

Monthly Technical Meetings

These are held between the City Deal Team, Development Management, Development Planning, Transportation and a number of other related teams. These have been successful in identifying constraints and opportunities for the project and ensuring all key personnel across the Council are up to date with the project.

Consulting on Planning Applications

The City Deal Team has been added as a consultee on all relevant applications which may have implications for their work. This has already identified a number of concerns which have been addressed at an early stage through the development management process and has allowed for a number of opportunities to be realised. One particular noteworthy case relates to mixed use applications from one of the largest land owners within the town centre (Morrisons supermarkets). Close working with the City Deal Team has ensured the maximum benefit from these applications including the delivery of an area of land to be used as a future civic space.

Production of Proposed LDP2 Policy 3.R Westerhill Regeneration Area

The Land Planning Policy Team produced a new policy which forms part of the Policy 3. Bishopbriggs in the Proposed Plan. This was drafted through meetings between the City Deal Team, Sustainability Policy Team and Land Planning Policy Team and subsequent commenting on evolving drafts. The policy sets out a framework for development across the area which will deliver a mix of land uses in order to regenerate brownfield land, deliver business and employment growth, provide a green network and transport network throughout the site and link Westerhill to the town centre and Auchinairn. The policy requires a masterplan for the Westerhill Regeneration Area which will articulate a deliverable vision for the medium- to long-term redevelopment of Westerhill and encourages landowners and occupiers, and business to invest in Westerhill.

Name of key officer:

Ceara Pimley – City Deal Team Leader



Case Study 2 - Improved Major Sites Monitoring




Location and Dates:
September 2020 - ongoing
Elements of a High-Quality Planning Service this study relates to:
<ul style="list-style-type: none">• Quality of outcomes• Culture of continuous improvement
Key Markers:
6 – Continuous Improvements 15 –Developer Contributions
Key Areas of Work:
<ul style="list-style-type: none">• Enforcement• Development Management Processes
Stakeholders Involved:
<ul style="list-style-type: none">• Local Developers• Authority Planning Staff
Overview:
Following the introduction of the additional requirements on major developments introduced by the Planning (Scotland) Act the Development Management Team decided to introduce changes in advance of these parts of the Act being enacted.
Goals:
Proactive monitoring of ongoing major sites had historically been an area where we had not been greatly successful, partly due to a very high turnover in staff. The result was that developers were often being chased on outstanding issues late in the construction process or even following completion which makes it considerably more difficult to enforce. The goals of this project were therefore to ensure each major site had an officer assigned to it at all times, that they were being actively monitored to identify issues at an early stage and to comply with the forthcoming requirements of Section 44 of the Act.

Outcomes:

The monitoring document was completed in December 2020 and published on the Council's website. It will be updated quarterly. There had been issues in the past with a high turnover of staff meaning that sites were not being monitored when the original Case Officer had left. One of the most significant results has been ensuring a current Case Officer is assigned to each site which has encouraged Officers take ownership of the sites. Far more proactive monitoring has therefore been achieved. Developers have also become aware of our position with issues relating to landscaping, tree protection, developer contributions and condition breaches being raised very quickly with them. The public also have access to a document which should give them comfort that the major site they are interested in is being monitored and they can access information on its progress. Due to the success of the document on working practices within the team it has been expanded to include significant local scale sites.

Name of key officer

Max Wilson – Team Leader – Planning (Development Applications)

TP/ED/17/0517 - Blacklands Place, Lenzie		
		
Status:	Under construction by CALA Homes	
Case Officer:	Heather Polnick heather.polnick@eastdunbarton.gov.uk	
S75 Obligations		
Description of obligation	Status	Monitoring comments
26 affordable housing units to be completed on site. 17 prior to completion of the 45 th market unit and 14 prior to completion of the 48 th market unit.	Ongoing	Confirmed 0 units with completion as of 09/20
£443,899 towards education provision in the local catchment area due in three equal instalments on or prior to the completion of the 25 th , 50 th and 64 th residential units.	Ongoing	Confirmed 0 units with completion as of 09/20
£22,940 towards improvements to public open space areas and areas of neighbourhood importance to be received prior to the commencement of development.	Complete	Paid.
£41,500 towards A803 route corridor improvements due in three equal instalments on or prior to the completion of the 45 th , 90 th and 135 th units.	Ongoing	Confirmed 0 units with completion as of 09/20
Upgrade of the pedestrian access. A scheme for the improvements to be submitted for approval of the Council within three months of the	Ongoing	Confirmed 0 units with completion

Case Study 3 - ASN Pre-Determination Hearing



Location and Dates:

Virtual Meeting - March 2021

Elements of a High-Quality Planning Service this study relates to:

- Quality of service and engagement

Key Markers:

12 – Corporate Working Across Services

Key Areas of Work:

- Community Engagement
- Online Systems

Stakeholders Involved:

- General Public
- Planning Committee

Overview:

An application from the Council's Major Assets Team (reference TP/ED/20/0576) was received which proposed the construction of a new Additional Support Needs school in the Waterside area of Kirkintilloch. The application was controversial with the community and in planning terms as the site was identified as both green belt and open space within the adopted LDP.

Goals:

Given the anticipated public opposition and the fact that the applicant was a team within the Council, the application had to be progressed through the planning process in a manner which was both accountable and robust. Retaining public trust in the Planning Service, ensuring the correct decision was reached with the proposal and complying with all statutory requirements were the main goals.

Outcomes:

It was identified at an early stage that the application was a major development which was significantly contrary to the Local Development Plan and as such a Pre-Determination Hearing would be required as described in Section 38A of the Town and Country Planning (Scotland) Act 1997.

To ensure the application was robustly assessed in an accountable manner the following steps were taken above and beyond the normal process for a planning application:

Appointment of External Solicitors

To ensure the Development Management Team had access to independent legal advice an external solicitor was appointed to provide advice on the specifics of this application throughout the process. This ensured there was no suggestion of a conflict of interest given the Council's legal team had represented the applicants in other areas such as procurement and contracts.

Retained public engagement – Pre-Determination Hearings allow for enhanced scrutiny measures and are intended to make the planning system more inclusive, by allowing the views of applicants and those who have made representations to be heard before a planning decision is taken. As a service and through discussion with our colleagues in Legal and Democratic Services we recognised early on that we had to give consideration to the public's ability to access the relevant technology to allow participation in the virtual Pre Determination Hearing.

The overriding requirement was that the Hearing be conducted in a manner which was transparent, fair and treated the interested parties equally. We therefore ensured that we advised interested parties of our intention to hold a Pre Determination Hearing at the earliest opportunity and included information regarding access to relevant technology (ie. internet, computer with microphone, webcam) or connectivity. Within the letter we asked interested parties who wished to be heard but did not have access to the relevant technology to contact the Council to allow us to put suitable adjustments or support in place to facilitate participation.

Both the Pre-Determination Hearing and subsequent full council meeting were streamed live on the Council's YouTube channel to ensure the public could both participate and view the decision making process.

Viewing figures indicate that a total of 155 people viewed the Pre-Determination Hearing and 147 viewed the subsequent Council meeting where the decision was made. This indicates there was significant success in ensuring virtual access to the decision making process.

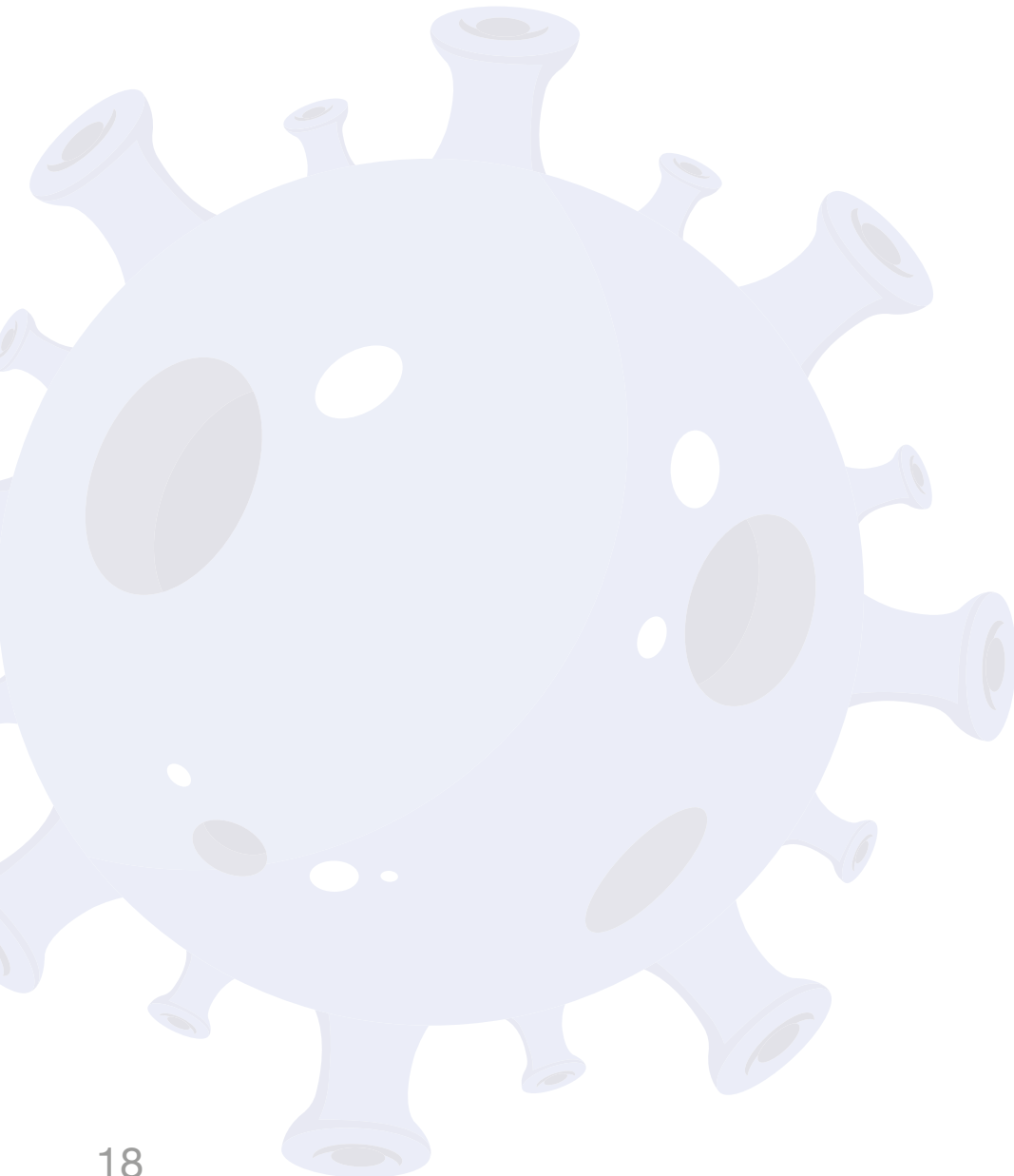
Scrutiny of Application

To ensure a fully robust assessment of the application the Development Management Team carried out a number of extra pieces of work when considering the application to satisfy themselves that the correct recommendation was being made. An extensive assessment of alternative sites by officers was carried out given the policy presumption against the development. This was a substantial piece of work beyond what the applicant had submitted as supporting information, however it was invaluable in demonstrating that the proposed site was the only practical location for the development. This information was therefore a vital material consideration in reaching the recommendation to grant the application.

Name of key officer

Laura McLetchie – Development Applications Manager

Case Study 4 - Adapting to the COVID-19 Pandemic



Location and Dates:

Pandemic began in March 2020

Elements of a High-Quality Planning Service this study relates to:

- Quality of service and engagement
- Governance

Key Markers:

6 – Continuous Improvements

Key Areas of Work:

- Collaborative Working
- Other – Adapting to Change

Stakeholders Involved:

- Authority Planning Staff
- Planning Committee

Overview:

Following the announcement in March 2020 to introduce a number of restrictions in response to the Coronavirus pandemic a number of changes to working practices, policy and guidance were introduced. While many of these are referred to elsewhere within this document they are brought together within this case study for ease of reference.

Goals:

The primary goal was to ensure that the planning service continued to function and deliver as close to normal a service as possible in the circumstances. Related to this were goals of ensuring staff wellbeing was maintained, enabling businesses to re-open, ensuring continued consultation with the public and engagement with elected members.

Outcomes:

Working from Home

EDC officers already had the capability to work from home and were well equipped to do so from a practical and technological point of view. However working from home for such an extended period of time and, in many cases combined with child care and home schooling obligations, can put a particular pressure on individuals. In order to ensure staff do not feel isolated weekly team catch ups are held which are informal and give staff a chance to share experiences and discuss case work as they would often do in an office environment. In addition to this weekly one to one meetings are held between each officer and the team leader to agree work priorities and if necessary discuss wellbeing or concerns. Both of these seem to be greatly valued by officers and ensure good contact between the team is maintained. It has been particularly useful for new members of staff to feel welcomed by the team despite not having met them in person.

Virtual Meetings

Virtual Planning Board and Council meetings have been taking place since June 2020 and have allowed the decision making process to continue relatively normally. As well as IT training for Councillors the development management team hold virtual briefing sessions in advance of each planning board. This is intended to replace the site visit which would traditionally have been held and gives the councillors the chance to view the relevant plans, view site photographs and ask technical questions of officers. Attendance at these has been high and allows for a more structured discussion than is often the case at site visits. The Local Development Plan Working Group (internal cross party Members group) has also met online.

Meeting	Date	Total Viewing
Council	18 June 2020	227
Planning Board	23 June 2020	286
Council	20 August 2020	196
Licensing Board	24 August 2020	35
Planning LRB	16 September 2020	128
Planning LRB	16 September 2020	65
Licensing Board	21 September 2020	20

Meeting	Date	Total Viewing
Planning Board	29 September 2020	109
Council	1 October 2020	124
Planning LRB	21 October 2020	25

Neighbour Notification and Site Visits

With restrictions on visiting sites physically and also neighbour notifying throughout the year a pragmatic approach to decision making timescales was taken. From March to early May Council policy did not allow any attendance at offices until risk assessments and safety measures were introduced. This meant neighbour notification could not be carried out for any new applications validated within this period. This caused a significant backlog of applications which could not be decided on time. While this has had a negative effect on decision making timescales it was the only option available given the lack of statutory neighbour notification. While timescales were not met for a large number of applications in this period the consultation with neighbours was carried out and they remained engaged. In addition to this there have been restrictions on site visits at periods during the year when non-essential travel could not be carried out. Applications were assessed by officers to determine whether a physical site visit was essential or if sufficient information could be gathered virtually. Where it was essential to fully assess the proposals the applications were put on hold until it was possible to carry this out. While this meant further applications missing their target date this was considered preferable to reaching decisions with insufficient information and risking making incorrect decisions.

Outdoor Seating Guidance

In order to enable food and drink businesses to reopen a guidance document on outdoor seating areas was produced and published on the Council's website. This advised of a relaxation of normal enforcement procedures in relation to these uses. In order to strike the right balance between supporting businesses and protecting other users and residents of town centres a number of parameters were also set out in this document relating to: retained minimum pavement widths, opening hours and measures to assist visually impaired pedestrians.

Online consultation activities

As a result of the COVID-19 pandemic which began in March 2020, the representation period for the Proposed Plan was carried out in

adherence with Scottish Government guidance (Coronavirus (COVID-19): development planning consultation and engagement advice - May 2020), (Coronavirus (COVID-19): development planning - Chief Planner letter May 2020) and the Coronavirus (Scotland) Act 2020. The 2020 Development Plan Scheme was therefore updated to reflect this guidance and legislation, and to reflect a risk assessment carried out by East Dunbartonshire Council and included in the 2020 Development Plan Scheme.

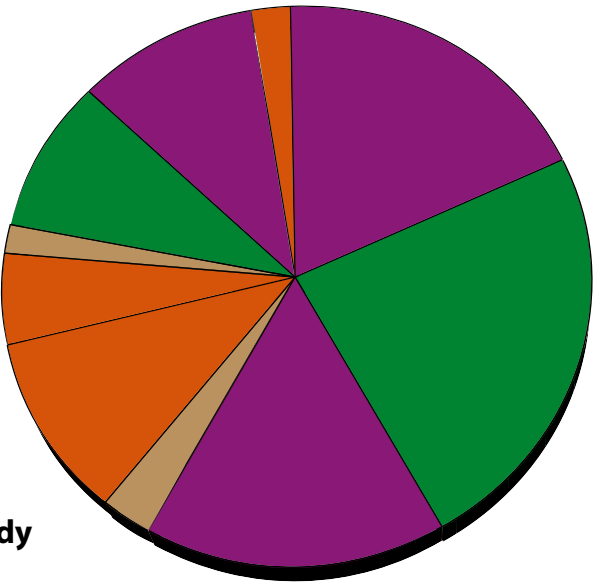
The risk assessment was a detailed consideration of the risks of consulting during COVID-19 and how to adapt the intended activities in the Development Plan Scheme to the COVID-19 restrictions. Full details of the risk assessment work undertaken can be found in the 2020 Development Plan Scheme.

It was a huge challenge to launch the consultation during the pandemic, however it provided opportunities to try new activities. It also potentially helped some participants to become more familiar with online activities.

Name of key officers

Max Wilson – Team Leader – Planning (Development Applications)
Alison Laurence – Team Leader – Land Planning Policy

- Council 2020**
18 June
20 August
1 October
- Planning Board**
23 June
29 September
- Licensing Board**
24 August
21 September
- Planning Local Review Body**
16 September
16 September
21 October



Virtual Meetings



Case Study 5 -

Local Development Plan 2 – Proposed Plan Representation Period

Location and Dates:
Representation Period - 19 October 2020 and 15 January 2021 Preparation Period – August / September 2020
Elements of a High-Quality Planning Service this study relates to:
<ul style="list-style-type: none"> Quality of service and engagement
Key Markers:
6 – Continuous Improvement 7 and 8 – Promoting the Plan-Led System
Key Areas of Work:
<ul style="list-style-type: none"> Local Development Plan & Supplementary Guidance Community Engagement Process Improvement Other – Risk Assessment
Stakeholders Involved:
<ul style="list-style-type: none"> General Public Hard to reach groups Local Developers Key Agencies Authority Planning Staff Authority Other Staff Other – Equalities Groups
Overview:
<p>The Proposed Plan was published for a 13 week representation period between 19 October 2020 and 15 January 2021 with an opportunity to submit representations prior to the plan being submitted to Scottish Ministers for approval.</p> <p>At the Proposed Plan stage, the nature of involving stakeholders was for the Council to provide information and facilitate representations.</p> <p>As a result of the COVID-19 pandemic which began in March 2020, the representation period for the Proposed Plan was carried out in adherence with Scottish Government guidance (Coronavirus (COVID-19): development planning consultation and engagement advice - May 2020), (Coronavirus (COVID-19): development planning - Chief Planner letter May 2020) and the Coronavirus (Scotland) Act 2020. The 2020 Development Plan Scheme was</p>

therefore updated to reflect this guidance and legislation, and to reflect a risk assessment carried out by East Dunbartonshire Council and included in the 2020 Development Plan Scheme.

The risk assessment was a detailed consideration of the risks of consulting during COVID-19 and how to adapt the intended activities in the Development Plan Scheme to the COVID-19 restrictions. Full details of the risk assessment work undertaken can be found in the 2020 Development Plan Scheme.

The following activities were carried out:

- A dedicated consultation webpage was created within the East Dunbartonshire Council website and received a total of 6,326 views.
- Online newsletters about the Proposed Plan consultation were added to the website along with a short video slideshow with information on how to get involved (using stills and excerpts from the LDP2).
- The representation form was designed to be straightforward and easy to complete. To reduce the amount of paperwork required, and simplify the process, users were able to submit all comments on one form, for the Proposed LDP2, SEA Environment Report or additional sites background paper. The form was available online and this was promoted as the preferred method of submission, however paper copies were available on request for those who could not access the online version. A significant number of people did not use the form and instead submitted their comments in email format, while a relatively small number submitted their response in hard copy by post.
- Hard copies of the Proposed LDP2, additional sites report, and Frequently Asked Questions report, and representation form were posted to community councils and community groups.
- Members of the public were directed to the libraries, to borrow hard copy documents. Copies of LDP2 Proposed Plan, Monitoring Statement, SEA Environment Report, site assessment, new site assessments extract and background documents were available to borrow as part of EDLC Trust 'Connect and Collect' Service in Bearsden, Bishopbriggs, Kirkintilloch, Lennoxton, and Milngavie libraries.
- The Land Planning Policy Team's newsletter was distributed to over 600 recipients in October 2020, which included details of the consultation and the overall process for preparing the LDP2. A further newsletter was distributed in January 2021 with a reminder of the consultation deadline. This newsletter is distributed via email and is sent to a wide range of stakeholders including local residents, community councils, residents associations and community groups, local churches, local business groups, equalities groups, key agencies, residents, community councils, residents associations and community groups,

local churches, local business groups, equalities groups, key agencies, infrastructure bodies, utilities companies, elected members, neighbouring authorities, Local Development Plan database contacts and other potentially interested parties, landowners, developers and consultancies.

- The consultation was launched with a media release on 15 October 2020, which featured in the Kirkintilloch Herald and Milngavie & Bearsden Herald. It was also published on the Council website where it was viewed 422 times.
- A Public Notice was published in the Kirkintilloch Herald and Milngavie and Bearsden Herald - 21/22 October 2020.
- Social media promotion via Twitter, YouTube and Facebook included posts the day before each online session and also general reminders (at weekends) about getting involved.
 - 32 Facebook and Twitter posts
 - 171 likes, shares, comments
 - 6,326 click-through to EDC website, during consultation period
 - 317,600 Total Twitter reach
 - 78,700 Total Facebook reach
- A poster was created by the Council's Corporate Communications team, printed for distribution around leisure centres, noticeboards and shops across East Dunbartonshire, with a digital version promoted on social media channels and the Council website.
- During all consultations on the LDP, contact details for the Land Planning Policy team are widely available and members of the team are available to attend meetings and answer questions.
- Online Information Sessions on Proposed Plan consultation process were provided on Microsoft Teams. Members of the public, community council/group, developer or agent were asked to register to attend a session, and sent a link to the meeting and joining instructions in advance.
- The following key agencies were liaised with during Spring 2020: Nature Scot, Historic Environment Scotland, SEPA, Scottish Water. Representations were received from most key agencies, however the nature of these reflects extensive engagement throughout the LDP2 process, with many key issues addressed at the early engagement and Main Issues Report stages. A meeting was held with Homes for Scotland.
- Equalities groups and other contacts in secondary schools involved during earlier plan stages and local churches were emailed the LDP Newsletter to encourage them to make a representation and advise them of the online information sessions that were available. These secondary schools were also given the opportunity to have a dedicated online information session on the Proposed LDP2, however did not take up this offer owing to COVID-19 pressures on schools. Officers contacted the members of the Gypsy/

Traveller community who were involved at the Main Issues Report stage (via a third sector organisation) to advise of the proposed plan consultation and encouraged them to make comment on the provisions regarding Gypsy/ Traveller accommodation.

- A community councils and groups Pre Consultation Briefing Session was held in September 2021. Officers also attended Kirkintilloch and Lenzie Community Councils online meetings.
- Neighbour notification – The neighbours of the following Proposed LDP2 development proposals were notified: housing, business land opportunities, buildings at risk, community facilities, Allander Rail Halt, regeneration areas at Westerhill & Kirkintilloch Gateway. Numbers of neighbour notification letter sent out – 2,169.

Full details can be found in the Statement of Conformity.

Goals:

Completion of the Proposed Plan Representation Period meant that Service Improvement 7 in the 2019/20 PPF was achieved. Overall the East Dunbartonshire Council planning service aims to carry out LDP consultations that encourage wide awareness and participation, ensure transparency and go above and beyond legal requirements.

Outcomes:

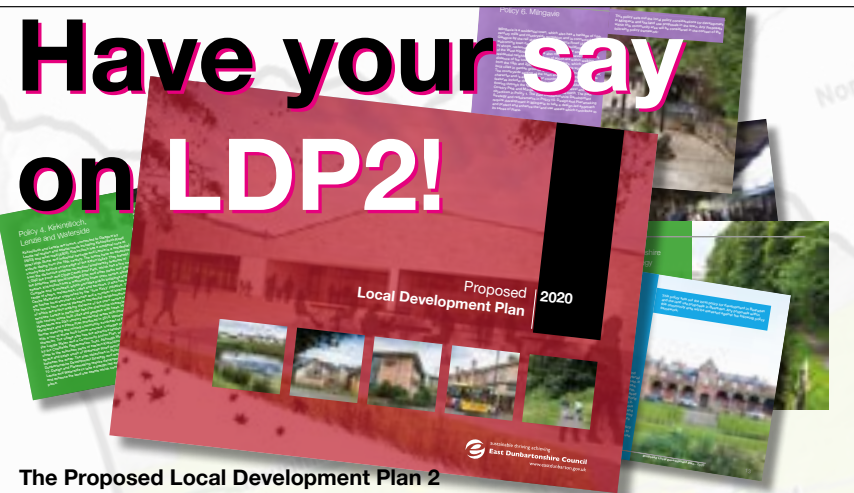
It was a huge challenge to launch the consultation during the pandemic, however it provided opportunities to try new activities. It also potentially helped some participants to become more familiar with online activities. The fact that LDP2 includes no new green belt housing sites and was therefore supported by the community likely made the acceptability of the representation period easier in reality. The timing of the consultation also meant that the libraries were open at the start of the consultation and paper copies could be deposited; whilst this was not a requirement under the Coronavirus legislation this meant communities were clear that a full range of options were still available.

Going forward the 2,060 representations received were analysed for submission to Scottish Ministers. Future consultation periods will be able to draw on a range of online and in person methods.

Name of key officers

Alison Laurence, Evan Fraser, Richard Todd, Stewart McNally


Have your say on LDP2!



The Proposed Local Development Plan 2 (LDP2) will guide growth and development in East Dunbartonshire - helping to inform decisions on future planning applications. To find out more and give the Council your views, visit: www.eastdunbarton.gov.uk/LDP2

You can also e-mail development.plan@eastdunbarton.gov.uk or call **0300 123 4510** (9am-5pm Mon to Fri) for further information. A number of online information sessions will be hosted throughout the representation period.

If you would like to register for one or more of these sessions, please e-mail development.plan@eastdunbarton.gov.uk



East Dunbartonshire Council
sustainable thriving achieving
www.eastdunbarton.gov.uk

Online Information Session	Date	Time
Bishopbriggs	Mon 26 October 2020 Tues 10 November 2020	10am-10.45am 5pm-5.45pm
Bearsden	Tues 27 October 2020 Wed 11 November 2020	5pm-5.45pm 10am-10.45am
Kirkintilloch, Lenzie & Waterside	Wed 28 October 2020 Tues 17 November 2020	12noon-12.45pm 7pm-7.45pm
Lennoxton, Milton of Campsie, Clachan of Campsie & Haughhead	Tues 3 November 2020 Wed 18 November 2020	7pm-7.45pm 12noon-12.45pm
Milingavie	Wed 4 November 2020 Thurs 19 November 2020	2pm-2.45pm 7pm-7.45pm
Torrance & Baldernock	Thurs 5 November 2020 Mon 23 November 2020	10am-10.45am 7pm- 7.45pm
Twechar	Mon 9 November 2020 Tues 24 November 2020	10am-10.45am 5pm-5.45pm

The consultation period will be open between 19 October 2020 and 15 January 2021. The Proposed LDP2 and other documents will also be available to borrow in the following libraries as part of the Connect and Collect service.

- Bearsden Library, 69 Drymen Road, Bearsden G61 3QT. Telephone **0141 777 3021**.
- Bishopbriggs Library, 170 Kirkintilloch Road, Bishopbriggs G64 2LX. Telephone **0141 777 3155**.
- Lennoxton Library, 46 Main Street, Lennoxton G66 7JJ. Telephone **0141 777 3151**.
- Milingavie Library, Allander Road, Milingavie G62 8PN. Telephone **0141 956 2776**.
- William Patrick Library, 2-4 West High Street, Kirkintilloch G66 1AD. Telephone **0141 777 3141**.

East Dun Council @EDCouncil · Jan 12

Last few days to have your say on the Proposed LDP2, which sets out a new long-term land-use strategy for East Dunbartonshire and will guide planning applications. Visit eastdunbarton.gov.uk/LDP2 & eastdunbarton.gov.uk/news/time-run... Comments & representations must be in by this Fri (15 Jan).

The LDP2 sets out a new long-term land-use strategy for East Dunbartonshire - including policies and sites for development – which will be used to determine future planning applications



0:56 492 views

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[K](#)
[L](#)
[M](#)

[Proposed Local Development Plan 1](#)
[Proposed Local Development Plan 2](#)

Proposed Local Development Plan 2

This consultation closed on 15th January 2021. No further responses will be accepted.

On Thursday 20 August 2020, East Devon District Council approved the Proposed Local Development Plan 2 for adoption and commencement of the representation period. The representation period for Proposed Plan 2 was the Council's initial site in the local area meeting for East Devon District Council and all its regional consultation in the assessment of planning applications.

The Council has approved the following documents for public consultation:

- [Proposed Local Development Plan 2](#)
- [Environmental Report](#)
- [Proposed Delivery Programme](#) - sets out how the Council expects each policy and proposal within the Proposed Plan to be implemented
- [Proposed Accessibility and Energy Statement Part 1](#) - this will support Policy 1 Climate Change, Sustainability and Energy requirements, which is a new policy
- [confirm the commitment to New Town Sustainable Living for East Devon Report Consultation 1 \(2019\)](#) - These are an initial plan for developing Statement Appendix 1 - Site Assessment
- [Habitat Regeneration Approach](#)

Supporting documents to be published alongside the Plan include the East Devon Region (EDR) Report of Consultation, Monitoring Statement, Analysis Results and a programme of work for September.

We will send out four copies of these documents as part of the consultation - details of how to request one are set below. We would encourage you to use the Representation Form and explain to us how they help in making comments to any other format provided to other websites.

[Representation Form \(PDF\)](#)

[Representation Form \(PDF\)](#)

Email responses: [representations@eastdevon.gov.uk](#)

Public notices:

- Local Planning Policy
- Strategic Industrial Estate
- Neighbourhood
- Greenbelt
- Local Plan

Telephone: +44 (0) 1323 41010

Main Documents

[Proposed Local Development Plan 2](#)
[Policy 1 & Comments, the New Town and Green Space Report - open space site plan 11 to 15 January 2021](#)

[Proposed Delivery Programme](#)
[Policy 10 Open Space and Greenbelt 12 November 2020](#)

[Environmental Report](#)

[Proposed Local Development Plan 2](#)

[Proposed Accessibility and Energy Statement](#)

[Habitat Regeneration Approach](#)

[Monitoring Statement](#)

[Analysis Results](#)

Have your say on Local Plan

Case Study 5 -

Proposed Local Development Plan 2 – Community Policies

Location and Dates:
Preparation period – Spring 2020
Elements of a High-Quality Planning Service this study relates to:
<ul style="list-style-type: none">• Quality of outcomes• Quality of service and engagement
Key Markers:
6 – Continuous Improvement 7 and 8 – Promoting the Plan-Led System
Key Areas of Work:
<ul style="list-style-type: none">• Local Development Plan & Supplementary Guidance
Stakeholders Involved:
<ul style="list-style-type: none">• Authority Planning Staff• Authority Other Staff
Overview:
<p>The 2019/20 PPF identified the desire to publish the Proposed Plan with community/Place-focused content and layout. In order to do so, Land Planning Policy team officers produced a community policy for each of the seven geographical areas in East Dunbartonshire, which set out all spatial and Place-based allocations and designations.</p> <p>The following images show the final layout through a selection of pages from the Proposed Plan:</p>
Goals:
<p>The approach was chosen so that communities and stakeholders will have an understanding of development and regeneration happening in their communities, and the areas of land that are protected from development and why. This approach allows greater transparency and a shift towards the new planning system and the vision of the Planning (Scotland) Act 2019.</p>
Outcomes:
<p>The community policies have been well received by the public and councillors. The approach will be further developed in producing LDP3.</p>
Name of key officers
Alison Laurence, Evan Fraser, Richard Todd, Stewart McNally

Policy 2. Bearsden

Bearsden is a residential town, largely dating from the 19th and 20th century, connected to Glasgow by its rail stations and arterial roads including the A809 Drymen Road and A81 Milngavie Road. It has a small welcoming town centre, focused on Bearsden Cross, that provides public buildings and a range of shops, restaurants, cafes and services. The town has a distinctive street layout based on Roman Road, which follows the line of the Antonine Wall World Heritage Site, and the arterial roads into Glasgow which cross it. It has several pleasant residential neighbourhoods with spacious streets and the distinctive character of large stone built villas and gardens with trees. Westerton is a notable early twentieth century garden suburb in the south of the town and the town's parks are a particular feature. The plan objectives in Policy 1. The East Dunbartonshire Development Strategy and requirements in Policy 10. Design and Placemaking require development in Bearsden to take a design-led approach and protect and enhance the land use assets which contribute to its sense of place.

This policy sets out the local policy for development in Bearsden and the land use proposals in Bearsden. Any proposals within this community area will be assessed against the following policy framework.



Proposed Local Development Plan - 2020

Proposed Local Development Plan - 2020

Policy 3.R. Development at the Westerhill Regeneration Area will deliver a mix of land uses in order to regenerate brownfield land, deliver business and employment growth, provide a green network and transport network throughout the site and link Westerhill to the town centre and Auchinairn. A masterplan is required for the Westerhill Regeneration Area which will articulate a deliverable vision for the medium- to long-term redevelopment of Westerhill and encourages landowners and occupiers, and business to invest in Westerhill. The masterplan will co-ordinate these requirements, set the context within which future planning applications will be assessed and ensure the Subject Policies 9 – 24 are delivered.

The Westerhill Regeneration Area (3.R1) is defined in the map on page 39. Brownfield land which will be regenerated, either through development or greening, is listed in Policy 3.BR (sites 3.BR1, 3.BR6, 3.BR7). The construction of the Bishopbriggs Relief Road Phase 5 will provide a new defensible settlement boundary on the eastern edge of Bishopbriggs.

In order to regenerate the area, a masterplan approach to development is required. The Masterplan and associated proposals must meet the requirements set out below:

- A. Land use zones.
- B. An Environmental Sustainability Plan which will identify opportunities to deliver health, carbon reduction, climate change adaptation and biodiversity benefits, ensure appropriate solutions relating to peat and hydrology and include opportunities for supporting renewable energy and heat as a key aspect of the site's development.
- C. Key agencies and connections, including:
 - a. A detailed green network which must provide an attractive setting for investment, landscape framework, quality open space and play facilities, protect and enhance High and Low Moss and areas of peat, protection of existing trees required to provide landscape setting, Tree Preservation Order and Native Woodland areas, improve biodiversity and ensure habitats and hydrology are not isolated.
 - b. A detailed active travel network which must be integrated with the green network, link business and housing development throughout the area and to Bishopbriggs Town Centre and Auchinairn.
 - c. Utilities infrastructure, including digital connectivity.
- D. Design criteria which will ensure that all development on site is of high design quality, sustainable and energy and heat efficient, inclusive and set within the green and active travel networks.

- E. Conceptual layouts which will guide detailed designs for future applications to be submitted in line with the approved Masterplan.
- F. A phasing and implementation schedule.
- G. Report of Consultation demonstrating that engagement formed part of the Masterplan process, including between businesses and landowners, the local authority and the local community.

This could form the basis of a Masterplan Consent Area. Options for funding models, such as land equalisation agreement, will be investigated through the Masterplan process to support and enable the delivery of mixed use regeneration as set out below.

Uses forming part of this masterplan will include:

- A. Business development – existing and proposed to include land for large floorspaces and microbusiness / start up units.
- B. Residential – potential for a limited element of housing, including affordable housing, to enable business development.
- C. Strathkelvin Retail Park – potential for expansion to incorporate retail, leisure, food and drink where there is a specific locational need and Policy 14 Network of Centres and Retailing and the implementation of the Bishopbriggs and Kirkintilloch Town Centre Strategy/Masterplan is supported, and where expansion would be consistent with the protection of peatland.
- D. Low Moss and High Moss Nature Local Nature Conservation Sites will be protected and enhanced and incorporate active travel/recreation links which integrate sensitively into the surrounding habitats. The potential for the creation of a Local Nature Reserve covering these areas and including an undeveloped buffer around core peatland habitat should be investigated. Development must not have a negative impact on the Low Moss and High Moss Nature Local Nature Conservation Sites and hydrology across the area. SNH and SEPA must be consulted during the development of the Masterplan.
- E. Cemetery – Expansion of existing cemetery.
- F. Any education and health care or ancillary facilities required by the development – developer contributions may be an alternative dependant on the scale of requirement from the site.

Transport infrastructure which will form part of this masterplan will include:

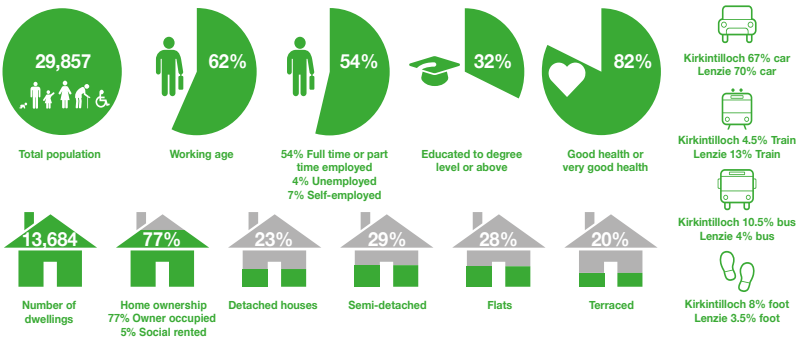
- A. Bishopbriggs Relief Road Phase 5 – Land will be safeguarded to secure the delivery of Bishopbriggs Relief Road.

Proposed Local Development Plan - 2020

Kirkintilloch, Lenzie & Waterside



Who lives in Kirkintilloch, Lenzie and Waterside?



Sources: National Records of Scotland (2017), Census (2011).

Proposed Local Development Plan - 2020

Policy 4.CF. Community facilities, green network and open space in Kirkintilloch, Lenzie and Waterside will be enhanced through development and Council-led projects and protected from any loss or reduction in facilities, in accordance with Policies 13 Community Facilities and Open Space and 24 Developer Contributions.

The map on page 59 sets out key community facilities, projects planned for development and the green network.

Community facilities in Kirkintilloch, Lenzie and Waterside include: Kirkintilloch Community Hub, Kirkintilloch Town Hall, Hillhead Community Centre, Lenzie Public Hall, Auld Kirk Museum, William Patrick and Lenzie libraries, schools, early years centres, Kirkintilloch Health & Care Centre, dental practices, GP practices, pharmacies, open spaces, Rosebank Allotments (statutory provision and protected for allotments), Kirkintilloch Leisure Centre, sports pitches, churches and religious buildings.

The following projects are planned for development in Kirkintilloch, Lenzie and Waterside:

- 4.CF1 Replacement football club pitch and facilities at Donaldson St/ Southbank Rd
- 4.CF2 Luggie Park Pitch Upgrade
- 4.CF3 Lenzie Hall Upgrade
- 4.CF4 Lairsland Early Years Centre
- 4.CF5 Peel Park Restoration
- 4.CF6 Alternative development at the former Lairsland Primary School canteen, Regent Street, which is now surplus to requirements
- 4.CF7 Rosebank Allotment (safeguarding for retention)

Other open space improvements and enhancements identified as priorities in the Open Space Strategy.

The Green Network in and around the settlements incorporates nodes, access and habitat links including:

- GN2 Forth and Clyde Canal - strategic green network access and habitat links.
- GN3 Glazert Water and Strathkelvin Railway Path - strategic green network access and habitat links.
- GN4 River Kelvin - strategic green network habitat link.
- NE32 Bishopbriggs to Croy Mainline Railway Corridor - strategic green network habitat link.

- NE36 Bothlin Burn - strategic green network habitat link.
- NE98 Luggie Water - strategic green network habitat link.
- OS (various)

Open spaces, further information on 48 sites is provided in the Open Space Strategy. Open spaces of regional or neighbourhood importance including: NE7 Lenzie Moss and NE8 Merkland Local Nature Reserve; neighbourhood parks and playing fields at OS83 Luggie Park, OS88 Merkland Sports Pitches, OS98 Woodhead Park and OS139 Whitegates Park; OS91 Peel Park - neighbourhood park with part of the Antonine Wall World Heritage Site; OS90 Auld Aisle Cemetery with its heritage features

Local Nature Conservation Sites, see section 4.NE below.

The list of projects will be updated in the adopted LDP to reflect relevant emerging Council strategies, particularly the Corporate Asset Management Plan and the Open Space Strategy.



Policy 5.P. Development will implement the vision, priorities and actions identified in Lennoxtown Place Plan 2018 – 2023, produced under the Community Empowerment (Scotland) Act 2015. This Place Plan provides a basis for regeneration of the area and a shared action plan for the community.

The vision for Lennoxtown that the community and community planning partners identified is:
We want to see continued regeneration of Lennoxtown that does not compromise the beauty of our local environment. We want to feel connected to the rest of East Dunbartonshire, be respected, listened to, and have parity of access to local services. We are passionate about our village and involvement in potential changes to it are extremely important to us.
The Place Plan identifies four areas of priority:

- land use and physical assets
- environment and safety
- leisure and activities
- health and care.

- Development will support the following land use related projects that are included in the Lennoxtown Place Plan:
- Commission a feasibility study to investigate all options and costs for extending and improving the Campsie Memorial Hall.
 - Commission feasibility work to develop options for public realm improvements in the area identified in the Charette process. This includes: new multi-functional village space; traffic calming measures; reconfigurations and enhancements to street layout; and street furniture upgrades throughout Main Street area.
 - As part of the public realm feasibility look at options to create better and additional pedestrian crossing opportunities along the Main Street.
 - Endeavour to ensure that information regarding policy formation, strategies, consultations, projects, programmes and technical actions are shared with the community.
 - Upskill the Community Council and wider community to participate in land planning processes.
 - Investigate the ownership of High Church and scope out restoration possibilities.
 - Develop the community preferred options identified in the feasibility work and implement natural and biodiversity improvements to Station Road and Ferguson Parks.
 - Identify potential sites for food growing in Lennoxtown.

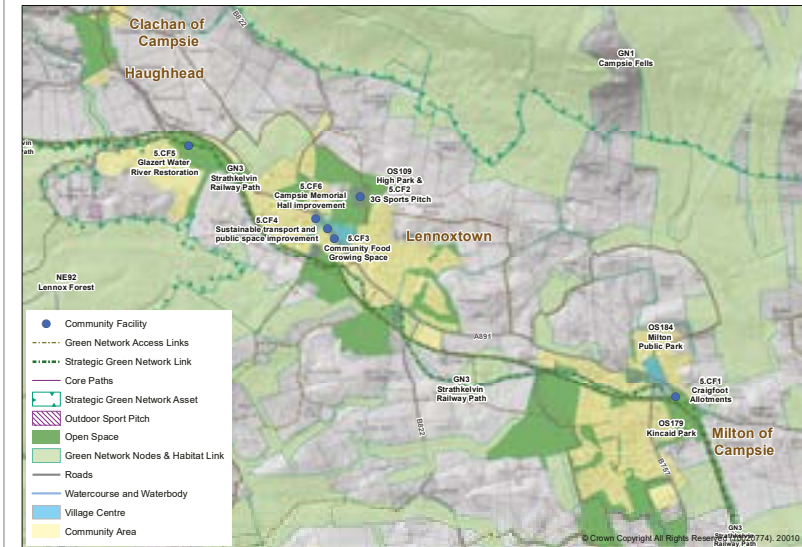
- Create a link between the Strathkelvin Railway Path (National Cycle Route 755) and the village centre via Station Road.
- Create a foot link in the High Church area to support additional walking choices from east to west.
- Provide secure cycle storage in the village centre.
- As part of wider public realm improvements to Main Street, investigate the options for making the most of the space in front of St. Machan's Church.
- Investigate potential to designate Balgrogan Marsh site as a Local Nature Reserve.
- Progress Glazert Water River Restoration to provide natural flood risk benefits, create wetland and habitat areas and revitalise the wildlife corridor, ensuring community voice is sought and included throughout project.



Proposed Local Development Plan - 2020

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Lennoxtown, Milton of Campsie, Haughhead and Clachan of Campsie - Community Facilities and Open Space



Proposed Local Development Plan - 2020

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Proposed Local Development Plan - 2020

Policy 6.H. Development of the following housing sites in Milngavie will be supported. Planning applications must demonstrate how the site-specific key requirements for each site have been addressed. These are set out in the following table. This is in addition to the general requirements set out in other policies and supplementary guidance. The noted capacity for each site is indicative only and the appropriate number of homes will be determined at

the planning application stage. Further information may be required during the planning application stage, together with consultations depending on the type of proposal and site specifics, see Appendix 1 - Glossary of Terms, entries on: Consultation, for Planning Application Stage; and Further Information, for Planning Application Stage.

Housing Site	Indicative Capacity	Site Source	Key Requirements
6.H1 Bankel Farm	8	Planning Consent TP/ED/16/0205	Site under construction.
6.H2 Craigton Road	120	LDP1 (6.5)	<ol style="list-style-type: none"> Protect and enhance habitat corridor of Clobber Burn. Provide landscaping plan which addresses: retention and strengthening of field layout; retain good quality parkland trees, tree belts; and landscaping to define new green belt boundary along Craigton Road; Provide open space along road frontage. Create additional habitat (woodland wetland, grassland) as part of landscaping plans. Flood Risk Assessment, particularly in relation to Clobber Burn. Ensure provision of direct pedestrian and cycle access to existing path at north east corner of the site which will link the development site to Clobber Road and onward connection of West Highland Way providing an off-road route from the development site to Milngavie town centre and rail station. Ensure provision of direct pedestrian and cycle access to bus stops on Craigton Road including direct access for existing communities to the north of the development site. Provision of improved bus waiting facilities on Craigton Road. Provision of Real Time Passenger Information units at bus stops on Craigton Road. Transport Assessment. Ground investigations. Replace clubhouse and parts of golf course lost.
6.H3 Drumclog Avenue	2	MIR (S361)	<ol style="list-style-type: none"> Density and garden size to reflect semi-rural character of local area. Protect and enhance adjacent Drumclog Moor/ Mugdock SSSI. Retain good quality trees and creation of woodland edge habitat to north to act as buffer to LNCs/SSSI. No adverse impact on views from Milngavie Reservoirs Nationally Important Garden and Designed Landscape. Flood risk assessment and meet flooding and drainage policy, in particular because of a minor watercourse along the site boundary and reservoir to the north.
6.H4 Keystone Road	10	LDP1 (6.11)	Site under construction (100% affordable housing).
6.H5 Fire Station Field	61	LDP1 (6.9)	Site under construction.

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Proposed Local Development Plan - 2020

Policy 7.HE. Development should preserve and enhance the character, appearance and setting of the historic environment in Torrance and Baldernock. The area includes historic environment designations shown on the map on page 133 including:

International/Nationally Important Sites at:
HE1 The Frontiers of the Roman Empire (Antonine Wall) World Heritage Site buffer zone.

The Scheduled Monuments of:
SM1749 Craigmaddie fort and castle
SM2190 Kettlehill Dun
SM2539 High Blochair, Cairn.

Listed Buildings including: One Category A listed, seven B-listed and two C-listed. The category B listed Baldernock Parish Church and Graveyard (LB5725) is a historic graveyard.

Conservation Areas at:
CA254 Baldernock
CA253 Bardowie.

Townscape Protection Areas at:
HE33 Craigmaddie Road and Flutcher Road, Boghall and Barnellan
HE34 Dowan Farm, Hillend Farm and land surrounding Baldernock conservation area
HE48 South Bardowie Farm eastwards
HE51 Langbank Farm & Langbank Holdings.

Locally Important Gardens and Designed Landscapes at:
HE6 Bardowie Castle
HE10 Craigmaddie House
HE14 Glenorchard House.

Other significant archaeological sites, including the Auld Wives' Lits

There is one entry in the Buildings at Risk Register for Scotland for Baldernock, as detailed below:

7.HE1 An outbuilding near Baldernock Mill, in the Baldernock Conservation Area and green belt, identified as being in poor condition and moderate category of risk. This outbuilding is an opportunity for a use which is an exception for development in the green belt and/or residential development,

which enables the conservation of the building, in line with Policy 1 East Dunbartonshire Development Strategy and Policy 19 Historic Environment.

The Supplementary/Planning Guidance on the Frontiers of the Roman Empire (Antonine Wall) World Heritage Site, Conservation Area/Townscape Area Appraisals and East Dunbartonshire Survey of Gardens and Designed Landscapes provide further information on the special qualities and values of these designations and/or detailed policy.



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Part 2 – Supporting evidence

Part 2 - Supporting Evidence

- LDP2 Webpage: <https://www.eastdunbarton.gov.uk/residents/planning-and-building-standards/planning-policy/local-development-plan-2>
- Proposed Plan Representation Webpage (including Proposed Plan and its community policies and business land content): <https://www.eastdunbarton.gov.uk/proposed-local-development-plan-2>
- Development Plan Scheme 2020: <https://www.eastdunbarton.gov.uk/residents/planning/planning-policy/development-plan-scheme>
- Statement of Conformity – Available and will be published on DPEA website.
- LDP Newsletter: <https://www.eastdunbarton.gov.uk/residents/planning-and-building-standards/planning-policy/newsletter>
- Enforcement Charter - <https://www.eastdunbarton.gov.uk/residents/planning/enforcement>
- Major Sites Monitoring Document - <https://www.eastdunbarton.gov.uk/residents/planning-and-building-standards/pre-application-advice-non-material-variations-and>
- Processing agreements and guidance on submitting an application <https://www.eastdunbarton.gov.uk/eplanning>
- Guidance on pre-application advice: <https://www.eastdunbarton.gov.uk/residents/planning-and-building-standards/pre-application-advice-non-material-variations-and>

Case Study Topics	Issue covered by case study (pg no.)	Case Study Topics	Issue covered by case study (pg no.)
Design		Interdisciplinary Working	
Conservation		Collaborative Working	✓
Regeneration		Community Engagement	✓
Environment		Placemaking	✓
Greenspace		Charrettes	
Town Centres		Place Standard	
Masterplanning		Performance Monitoring	
LDP & Supplementary Guidance	✓	Process Improvement	✓
Housing Supply		Project Management	
Affordable Housing		Skills Sharing	
Economic Development		Staff Training	
Enforcement		Online Systems	
Development Management Processes	✓	Transport	
Planning Applications		Active Travel	
Other: Risk Management, Adapting to Change			✓

Part 3 – Service improvements

Service Improvements 2020/2021

In the coming year we will:

- Work with the most frequent agents to increase the rate of applications valid on receipt. Less than 1% of applications in the 2020/21 were valid on receipt. The result of this is a significant amount of extra work for the validation team in chasing outstanding plans, fees or information, and also delays for applicants. By working with agents and educating them on the requirements for a valid planning application there is an opportunity for significant mutual benefit.
- A significant percentage of the authority's legacy cases could not be described as active applications and are either proposals which have stalled due to the applicant dropping interest in the site or delaying on completing a legal agreement. A process to identify which legacy cases are inactive and unlikely to progress is needed. Once completed these applications should either be withdrawn or refused as appropriate.
- Submit all documents to Scottish Ministers for Examination in order to meet the DPS timeline and adopt LDP2 in 2022.
- Review programme to finalise suite of Planning Guidance to accompany LDP and LDP2. This will mean the Council has an up-to-date suite as we move into the new development planning system.
- Set out process for, and carry out, research and creative thinking in order to prepare for transition to LDP3 and Local Place Plans which will be produced under the new planning system.

Delivery of our service improvement actions in 2017/2018:

Committed Improvements and Actions	Complete?
<p>Continue to implement various emerging aspects of the Planning Act for the Planning Service and initiate work to adapt the role of the service and the focus of planning policy to support the changes proposed in the new legislation.</p> <ul style="list-style-type: none"> • Procedures have been put in place to ensure notification of MPs, MSPs and ward councillors on validation of major applications. • A Major Sites Monitoring document has been published and will be updated quarterly. • Enforcement Charter also updated to include reference to major sites monitoring. 	Yes
<p>Adapt to the lack of site visits and meetings for both planning and enforcement officers. With restrictions on non-essential work and travel, and social distancing requirements likely to continue well into the year, alternative working practices will need to be introduced to ensure the service continues to deliver its functions to an acceptable level.</p> <ul style="list-style-type: none"> • Use of MS Teams has become widespread and is regularly used for internal and external meetings. The result has been no downturn in engagement with colleagues, the public and applicants. • When restrictions have not allowed site visits the use of photos from the applicant, aerial photography and street views have been utilised where practical to ensure applications continue to progress. Where a site visit has been deemed absolutely essential the target determination date has been missed in favour of ensuring a fully informed and correct decision is reached. • Planning Boards and LRB meetings are all virtual and broadcast on the internet to ensure access to the public is maintained. 	Yes

Committed Improvements and Actions	Complete?
Implement new practices, procedures and possible resources for monitoring of major and significant local development sites. This will be delivered in conjunction with the requirement in the Planning Act for reporting on monitoring of major sites. <ul style="list-style-type: none"> Completed – See case study 2 for details. 	Yes
Explore a new arrangement with Legal Services to outsource planning-related work to external solicitors to ensure this area of work becomes more of a priority. Slow progress with legal agreements is an ongoing issue which impacts on a number of areas, including major application timescales and stalled/legacy sites and is likely to require a significant change in current processes to show improvements. <ul style="list-style-type: none"> The Legal Services team ceased all non-essential work for the majority of 2020 to allow their resources to be focused on Covid related work. It was necessary for all requests for legal support to be escalated through the Council's command and control civil contingency protocols for a decision to allocate a legal resource to progress. As a result no significant progress was made in this area. 	No
Prepare new procedures and guidance to adapt to likely changes in development management applications and enquiries arising from the COVID-19 restrictions (for example, increase in demand for outdoor seating areas, requests to extend approved working hours, increased working from home, etc). <ul style="list-style-type: none"> Guidance on outdoor seating areas produced which sought to strike the right balance between supporting businesses to reopen, and protecting residential amenity and road safety. Some relaxations on the triggers for payment of developer contributions were given on a case-by-case basis and where adequately justified by the developer. The construction industry was able to reopen relatively quickly and as a result there were no significant requests to alter working hours that would merit a dedicated guidance note or procedure document. 	Yes

Committed Improvements and Actions	Complete?
A significant percentage of the authority's legacy cases could not be described as active applications and are either proposals which have stalled due to the applicant dropping interest in the site or delaying on completing a legal agreement. A process to identify which legacy cases are inactive and unlikely to progress is needed. Once completed these applications should either be withdrawn or refused as appropriate. <ul style="list-style-type: none"> With home schooling commitments amongst officers, maintaining the delivery of active applications took priority this year and this project was not carried out. It has been included as an action for the forthcoming year. 	No
Update the Development Plan Scheme Participation Statement and devise a consultation strategy for the Proposed Plan which takes into account COVID-19 and the need for social distancing. <ul style="list-style-type: none"> Complete, see Case Study 5: Local Development Plan 2 – Proposed Plan Representation Period. 	Yes
Integrate business land analysis work into the Proposed Plan to ensure a robust evidence base and further detail on land available for development. <ul style="list-style-type: none"> Complete, see Quality of Outcomes section. 	Yes
Publish the Proposed Plan with community/Place-focused content and layout. <ul style="list-style-type: none"> Complete, see Case Study 6: Proposed Local Development Plan 2 – Community Policies. 	Yes
Produce Schedule 4 forms for submission of LDP2 to DPEA for examination. <ul style="list-style-type: none"> Ongoing at 31 March 2020, however, work remains on track with the Development Plan Scheme. See Quality of Service and Engagement section (Local Development Plan 2 – Project Management and COVID-19) and Governance section (Analysis of Proposed Plan Representations). 	No

Part 4 – National Headline Indicators (NHI)

A: NHI Key outcomes - Development Planning:

Development Planning	2020-21	2019-20
Local and Strategic Development Planning:		
Age of local/strategic development plan(s) at end of reporting period	LDP – 4 years 1 month	LDP – 3 years 1 month
Requirement: less than 5 years	SDP – 4 years	SDP – 3 years
Will the local/strategic development plan(s) be replaced by their fifth anniversary according to the current development plan scheme?	Yes or close to the fifth anniversary – see contextual statement below	Yes – COVID-19 has created a slight delay and impact on examination process unclear
Has the expected date of submission of the plan to Scottish Ministers in the development plan scheme changed over the past year?	No	No
Were development plan scheme engagement/consultation commitments met during the year?	Yes	Yes

Effective Land Supply and Delivery of Outputs ¹		
Established housing land supply	2,277 units	2,420 units
5-year effective housing land supply programming	1,605 units	1,787 units
5-year effective land supply total capacity	1,666 units	1,913 units
5-year housing supply target	765 units²	933 units
5-year effective housing land supply (to one decimal place)	10.9 years²	10.3 years



Housing approvals ³	123 units	324 units
Housing completions over the last 5 years	1,409 units	1,590 units
Marketable employment land supply (Base date – 31 March)	30.61 ha	31.43 ha
Employment land take-up during reporting year	0 ha	1.4 ha

¹ Housing figures are based on the Draft 2021 Housing Land Audit.

² The 5-year housing supply target and years of supply for 2020-21 are calculated using the Housing Land Requirement in the Strategic Development Plan as per amended Scottish Planning Policy.

³ This figure includes all applications which were fully granted during the reporting year (for example only after a legal agreement is concluded) and does not include any applications to extend existing consents.

B: NHI Key outcomes – Development Management:

Development Management:	2020-21	2019-20
Project Planning		
Percentage and number of applications subject to pre-application advice	Not available	Not available
Percentage and number of major applications subject to processing agreement	0 %	0 %
Decision Making		
Application approval rate	95%	91.3%
Delegation rate	98.4%	97.7%
Validation	0.5%	Not available
Decision-making Timescales		
Major developments	40.5 weeks	28.9 weeks
Local developments (non-householder)	14.9 weeks	13.7 weeks
Householder developments	9.7 weeks	8.3 weeks
Legacy Cases		
Number cleared during reporting period	4	4
Number remaining	42	35

C: Enforcement activity

	2020-21	2019-20
Time since enforcement charter published/reviewed Requirement: review every 2 years	22 months	10 months
Complaints lodged and investigated	180	84
Breaches identified – no further action taken	59	44
Cases closed	144	47
Notices served	0	2
Direct Action	0	0
Reports to Procurator Fiscal	0	1
Prosecutions	0	0

D: NHI Key outcomes – Commentary

Short contextual statement

Development Management:

The restrictions brought about by the Coronavirus pandemic undoubtedly had a significant effect on the decision making timescales in table B. A large number of the Development Management Team (both officers and management) have children of school and nursery age. The closure of schools and nurseries for periods of the year had a noticeable effect on productivity as officers juggled home schooling/childcare with work. The figures for these quarters are notably lower and bring the annual average down considerably.

In addition to this, no neighbour notification was able to be carried out on applications received in March and April 2020 as the Council's interpretation of the restrictions meant that staff could not attend offices to print letters and no postal mail was being despatched. This resulted in a considerable number of applications missing their target date.

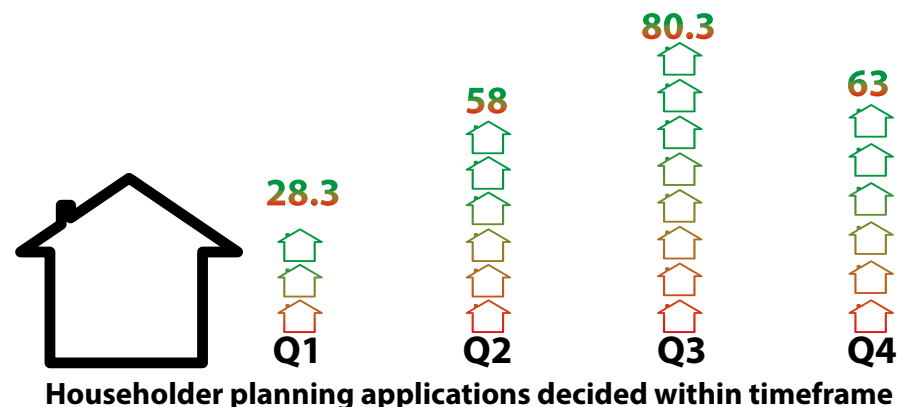
Restrictions on site visits were in place for substantial parts of the year (again due to Council interpretation of national restrictions) which meant that there were delays for applications where a site visit in advance of a determination was deemed essential.

The Council's Legal Services also suspended all non-critical work to allow them to focus on Covid related contracts and other support. The result was the progression of planning legal agreements was halted which impacted significantly on the timescales for local non-householder and major applications, the majority of which I required a legal agreement to secure developer contributions.

Development Planning:

It is still hoped that LDP2 can be adopted close to February 2022. LDP2 was submitted to the DPEA in June 2021. As noted in this PPF, COVID-19 has presented a significant challenge to the Land Planning Policy team:

1. All planners have children of school and nursery age. The closure of schools and nurseries for periods of the year had a significant impact as officers juggled home schooling/childcare with work.



2. It was originally intended that the Proposed Plan would go to Council in June 2020 as opposed to August 2020. However, it was quickly evident at the onset of the Pandemic that this was not going to be possible. Whilst this hasn't affected the DPS timetable, the intention had been to gain two extra months which, in the end, wasn't possible.
3. The arrangements for the Proposed Plan Representation Period were a significant undertaking involving risk assessment and a comprehensive approach to mitigate the inability to hold in-person events and the general effect of the Pandemic on daily life. This took up further time.

As such the team view the progress over 2020/21 as a significant achievement. It is also noted that the Scottish Government has acknowledged that the adoption of LDPs may be delayed due to COVID-19.

It is therefore the view of the Council that the DPS remains on track and that the achievements of the team should be recognised.

Part 5 – Scottish Government Official Statistics

A: Decision-making timescales (based on 'all applications' timescales)

Timescales	2020-21	2020-21	2019-20
Overall			
Major Developments	6	40.5 weeks	28.9 weeks
Local developments (non-householder)	62	weeks	weeks
• Local: less than 2 months	50%	7.5	7.6
• Local: more than 2 months	50%	22.4	39.2
Householder developments	603	weeks	weeks
• Local: less than 2 months	60.4%	8	7.6
• Local: more than 2 months	39.6%	12.2	10.9
Housing Developments			
Major	3	weeks	weeks
		53.4	28.9
Local housing developments	5	weeks	weeks
• Local: less than 2 months	40%	8.6	8.1
• Local: more than 2 months	60%	9.8	31.6
Business and Industry			
Major	0	weeks	weeks
		N/A	N/A
Local business and industry developments	1	weeks	weeks
• Local: less than 2 months	0%	N/A	8.4
• Local: more than 2 months	100%	8.7	N/A
EIA Developments	0	weeks	weeks
		N/A	N/A
Other Consents			
• As listed in the guidance (right)	54	15.8 weeks	8.1 weeks
Planning/legal agreements			
• Major: average time	4	44.9 weeks	51.5 weeks
• Local: average time	3	98.2 weeks	45.7 weeks

B: Decision-Making: Local Reviews and Appeals

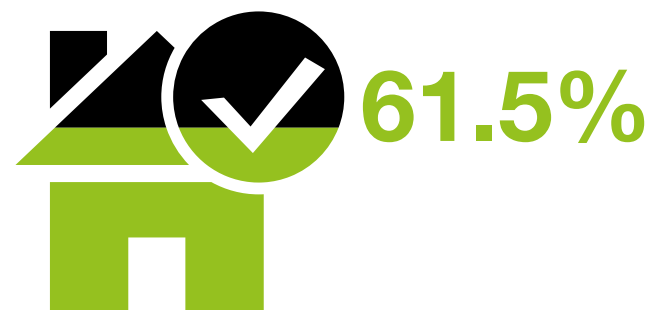
	Total number of decisions	Original decision upheld			
		2020-21		2019-20	
		No.	%	No.	%
Local reviews	18	14	77.8	8	61.5
Appeals to Scottish Ministers	5	3	60	5	100

C: Context

Decision making timescales have for the most part lengthened. This is not unexpected given the burdens put on employees in terms of home schooling/ childcare, lack of neighbour notification and lack of site visits that were applicable at points throughout the year. These have been explained in more detail throughout this document so don't need further discussion here. With restrictions lifting the coming year should be a good opportunity to demonstrate significant improvement in all decision making timescales.

The Local Review figures have remained relatively consistent but with a slight increase in original decisions upheld which is encouraging. DPEA appeals have shown a decline in the number where the original decision was upheld. This relates to two applications which were refused by the Planning Board contrary to officer recommendation.

Local Reviews - Original Decision Upheld 2019 - 2020



Local Reviews - Original Decision Upheld 2020 - 2021

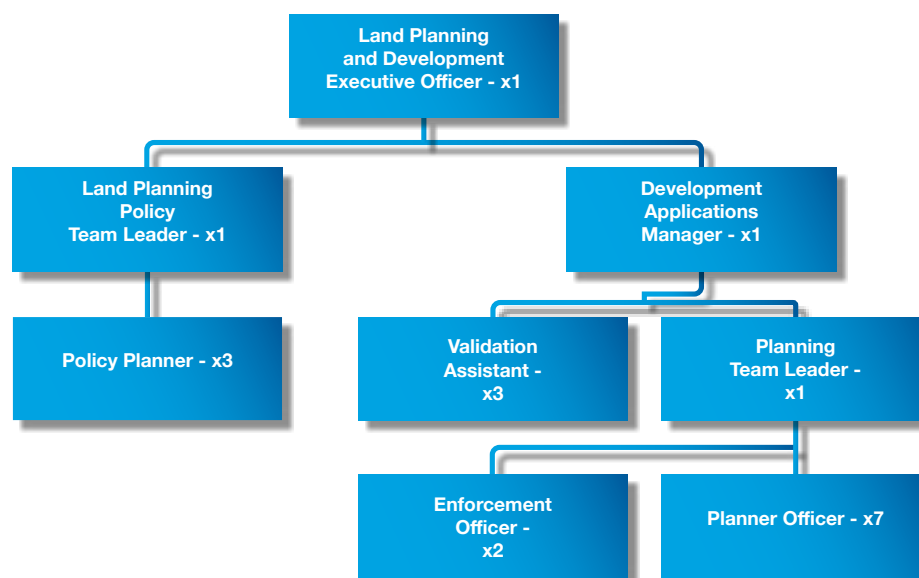
Part 6 – Workforce Information

Part 6: Workforce Information

	Tier 1 Chief Executive	Tier 2 Director	Tier 3 Head of Service	Tier 4 Manager
Head of Planning Service			✓	

Staff Age Profile	Headcount
Under 30	1
30-39	9
40-49	6
50 and over	3

RTPI Chartered Staff	Headcount
Chartered staff	11



Staff Structure

Executive Officer – Land Planning and Development

Strategic management of all planning and related functions.

Development Applications Manager

Management of both development management planning, enforcement and building standards functions.

Team Leader – Development Applications

Supervision of development management functions including reviewing and approving all reports of handling, preparation of committee papers etc. Also responsible for management of enforcement function.

Development Applications Planner

Involved in all aspects of development management working including planning applications, appeals, listed building consents, advertisement consents etc.

Enforcement Officer

All aspects of planning enforcement including serving notices, direct action and procurator fiscal referrals.

Validation Assistant

Involved in all aspects of registering new planning applications and enquiries including scanning paper plans, neighbour notification and creating digital records.

Team Leader - Land Planning Policy

Management and supervision of the LDP preparation process. The post is also responsible for the Council's Economic Development and Transport policy functions.

Policy Planner

Involved in preparation of Local Development Plans and associated guidance.

Part 7 – Planning Committee Information

Committees & Site Visits	Number per year
Full Council meetings	8
Planning committees	4
Area committees	N/A
Committee site visits	0
Local Review Body	6
LRB site visits	0

Part 8 – Key Performance Markers 2020 - 21

No:	Performance Marker	Evidence
	Driving Improved Performance	
1	Decision making: authorities demonstrating continuous evidence of reducing average timescales for all development types	Decision making timescales are shown in Part 4: National Headline Indicators and Part 5: Scottish Government Official Statistics (Table A) . In general these show a lengthening of timescales. However given the challenges of the last year this is not unexpected.
2	Project management: offer of processing agreements (or other agreed project plan) made to prospective applicants in advance of all major applications and availability publicised on planning authority website	These are offered as standard to all major and significant local applications and are promoted on the Council's website. See hyperlink in Part 2: Supporting Evidence .
3	Early collaboration with applicants and consultees on planning applications: <ul style="list-style-type: none"> - availability and promotion of pre-application discussions for all prospective applications - clear and proportionate requests for supporting information 	Daily duty service offered for basic guidance on all planning matters. For more detailed pre-application advice a charge is applicable but includes a comprehensive service including consultee comments and identification of applicable developer contributions. See hyperlink to guidance on pre-application advice in Part 2: Supporting Evidence .
4	Legal agreements: conclude (or reconsider) applications within six months of 'resolving to grant' ³	Where discussions have stalled and a legal agreement has not progressed as a result for six months or more, the recommendation will be reconsidered. Where a refusal is now necessary the applicant will be advised and offered the opportunity to withdraw.
5	Enforcement charter updated / re-published	At the end of the reporting period the current enforcement charter was published in May 2019 and can be viewed on the Council's website. See link in Part 2: Supporting Evidence . (It has since been updated in April 2021)
6	Continuous improvements: <ul style="list-style-type: none"> • show progress/improvement in relation to PPF National Headline Indicators • progress ambitious and relevant service improvement commitments identified through PPF report 	<ul style="list-style-type: none"> • Context and data provided in Part 4 – National Headline Indicators • Detailed information on how service commitments have been met is provided in Part 3: Service Improvements 2020-21.
	Promoting The Plan-Led System	
7	LDP (or LP) less than 5 years since adoption	Yes – detailed in Part 4: National Headline Indicators sections A and D .
8	Development plan scheme demonstrates next LDP: <ul style="list-style-type: none"> - on course for adoption within 5-year cycle - project planned and expected to be delivered to planned timescale 	Yes – detailed in Part 1: Quality of Service and Engagement and Part 4: National Headline Indicators sections A and D .

No:	Performance Marker	Evidence
9	Elected members engaged early (pre-MIR) in development plan preparation	Applicable for 2018/19 and 2019/20.
10	Cross-sector stakeholders , including industry, agencies and Scottish Government, engaged early (pre-MIR) in development plan preparation	Applicable for 2018/19 and 2019/20.
11	Production of regular and proportionate policy advice, for example through supplementary guidance, on information required to support applications	Production of the Proposed Plan provides updated policy which is a material consideration. Ongoing support is provided to development management through comments on specific applications. Work on planning guidance has continued, albeit the requirement to focus on the LDP2 process given COVID-19 pressures has meant that this will be a key focus for 2021/22.
Simplifying and Streamlining		
12	Corporate working across services to improve outputs and services for customer benefit (e.g. protocols; joined-up services; single contact; joint pre-application advice)	Case Study 1 – City Deal demonstrates one example of this.
13	Sharing good practice, skills and knowledge between authorities	<p>Benchmarking Group - The West of Scotland Planning Benchmarking Group is a good example of Councils working collaboratively in a cost effective way. The group (West Dunbartonshire, East Renfrewshire, Renfrewshire, East Dunbartonshire, North Ayrshire and Inverclyde Councils) has not met in person this year, however sharing of good practice and virtual communication continues.</p> <p>Part 1: Culture of Continuous Improvement provides further details on cross authority working including the Team Leader – Land Planning Policy Chairing the HOPS Development Planning Sub-Committee.</p>
14	Stalled sites/legacy cases: conclusion/withdrawal of planning applications more than one-year-old	One of the improvements identified in Part 3: Service Improvements relates to this.
15	Developer contributions: clear expectations - set out in development plan (and/or emerging plan,) and - in pre-application discussions	<ul style="list-style-type: none"> The adopted LDP contains a policy on development contributions and is accompanied by detailed supplementary guidance. The Main Issues Report, published in October 2019, sets out changes to the approach to be incorporated into LDP2 and was consulted on. Written pre-application responses provide details of what contributions are due. The exact figure is provided where possible, however, often this is determined by the exact number of units and bedrooms (education contributions) or vehicle movements (route/corridor/transport contributions) so may not be known at pre-application stage. Developers are directed to the supplementary guidance which provides details on the rates in these cases.

Planning Performance Framework 2019 - 2020



Other formats

This document can be provided in large print, Braille or on CD and can be translated into other community languages. Please contact the Council's Communications Team at:

East Dunbartonshire Council, 12 Strathkelvin Place, Southbank,
Kirkintilloch, G66 1TJ Tel: 0300 123 4510

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