



Renfrewshire  
Council

Planning  
Performance  
Framework  
2020 - 2021









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# Introduction

This is the 10th Planning Performance Framework for Renfrewshire and it covers the period from 1 April 2020 to 31 March 2021.

Renfrewshire Planning Performance Framework sets out how Planning has taken into account the Performance Feedback from the Scottish Government in 2019 – 2020 as well as considering the ongoing journey of changes and adaptations made over the last five years.

The annual report for this year aims to demonstrate how that feedback and continuous review and reflection has influenced processes, procedures and practices carried out by Planning.

## Renfrewshire Council Planning

2020/21 saw the commencement of the Examination into the Proposed Renfrewshire Local Development Plan and following clarification of areas of the Plan, the Examination concluded that the Reporters appointed by Scottish Ministers largely support the strategy, policies and proposals set out in the Proposed Renfrewshire Local Development Plan. The Plan is now proceeding through the final stages of the process.

On site there has been great progress on the Advanced Manufacturing Innovation District Scotland with both the National Manufacturing Institute for Scotland and the Medicine Manufacturing Innovation Centre buildings featuring as the first projects on the ground. At Dargavel Village, housing, park areas, green spaces, the village centre, the early years facility and the new primary school all are advancing.

The year also seen the successful implementation of the Uniform IT records management system and a completely new Document Management System for Planning.



# Part 1: Defining and Measuring a High Quality of Renfrewshire's Planning Service

Part 1 of the Planning Performance Framework provides the qualitative evidence of performance in terms of the plans, strategies and projects that have been delivered over the past year. The performance of Renfrewshire Council's Planning Service over the year is measured using the following elements:

## Quality of Outcomes

Demonstrates the added value delivered by Planning, outlining the high quality development on the ground and how Planning shapes places.

Illustrate how Planning continues to improve planning processes, influence outcomes and achieve excellent quality development over the year.

## Governance

Illustrates how structure and processes are proportionate, effective and fit for purpose.

Demonstrates how resources and innovative working practices aimed to address priorities, through collaboration between Council Services, corporate working practices and joint working arrangements.

## Case Studies

Case studies are used throughout this section to demonstrate how Planning has assisted in delivering many of the priorities and outcomes of the Service Improvement Plan.

## Quality of Service and Engagement

Demonstrates how Planning's positive actions supported sustainable growth by being Open for Business, more importantly directing the right development to the right places.

Highlights how Planning created certainty through consistent advice, efficient and transparent processes, positive early consultation and engagement along with speedy decision-making, promoting good customer service. Sets out how effective communications and partnership working with a range of stakeholders have resulted in successful outcomes.

## Culture of Continuous Improvement

Demonstrates a culture of learning and improving. It details the service improvements and changes over the last 12 months with the aim of improving performance, reflecting the importance of ensuring an excellent quality of service for all users of the Planning Service.

## Performance Markers

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

## Renfrewshire Local Development Plan – Proposed Plan Update

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### Performance Marker : 7, 8, 11, 12, 13 & 15

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#### Overview

Last year's Planning Performance Framework set out that the Proposed Renfrewshire Local Development Plan had been submitted to the Directorate for Planning and Environmental Appeals for examination following extensive engagement and consultation in preparing the Plan.

The Directorate for Planning and Environmental Appeals appointed four Reporters to examine the Proposed Plan and the examination commenced on 12th May 2020.

The examination process concluded on 2nd February 2021 and the Report of Examination was published online along with a summary of the Reporter recommendations. [Proposed Renfrewshire Local Development Plan](#)

#### Outcome of the Examination

The conclusions and recommendations of the Reporters appointed by Scottish Ministers largely support the strategy, policies and proposals set out in the Proposed Renfrewshire Local Development Plan approved by the Communities, Housing and Planning Policy Board on 12 March 2019.

The Examination process considered 1,444 representations that were made during an extensive consultation and engagement period, these representations were split into 23 issues.

Following on-going clarification by the Reporters on a number of the 23 issues, there was no requirement for oral hearings and the Examination process was concluded just over a year from submission of the Proposed Plan to the Directorate for Planning and Environmental Appeals.

The Examination Report concludes that the Spatial Strategy and policy framework of the Proposed Plan is appropriate and consistent with Clydeplan Strategic Development Plan and Scottish Planning Policy.

The recommendations in the Examination Report largely relate to minor text and graphic changes and the addition of guidance from the New Development Supplementary Guidance to policies within the Plan.

There were two areas where the Reporters recommended more significant modifications to the Plan these were in relation to the sites that made up the housing land supply and three new policies to be inserted into the Plan.

The conclusions and recommendations from the Examination Report were considered in their entirety and Board Reports prepared and presented to the Communities, Housing and Planning Policy Board for consideration.

[Communities Housing Planning Policy Board March 2021](#)

The Proposed Plan will now proceed to the final stages in the plan preparation process.



### On Going Project Management

The Project Plan for the Local Development Plan was revised in response to the COVID19 pandemic to adapt to the need for the team to work from home and ensure this would not impact on the Council's effective participation during the examination process.

The revised project plan sought to ensure a coordinated approach to any further information requests working closely with other Council services and briefing local members throughout.

The Local Development Plan project management group which consists of officers from across the planning team met frequently online during the examination to co-ordinated the Council's response to any further information requests.

The Council responded to 20 written requests for further information during the examination process without a need for further procedures.

One of the requests related to the inclusion of a new Developer Contributions policy within the Local Development Plan. The Council suggested wording for a new policy which formalises the proactive approach to Developer Contributions as set out in last years' Planning Performance Framework.

The Council worked closely with other Council Services in drafting the policy which was accepted by the Reporter who concluded in the Report of Examination that it should be included in Local Development Plan. [Examination Report](#)



### City Deal Investment Framework

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## CASE STUDY - LDP Action Plan Implementation - Co-ordinated Approach To Delivery and Growth

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### Performance Marker : 6 & 12

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#### Key Areas of Work

Housing Supply  
Collaborative Working

#### Stakeholders

Planning and other Local Authority Staff  
Registered Social Landlords  
Land Owners  
Developers

#### Overview

Renfrewshire's Community Plan (2017–2027) [Community Plan](#) and Renfrewshire's Economic Strategy (2020-2030) [Economic Strategy](#) both identify the need to address the static population position in Renfrewshire and recognise the opportunities in growing Renfrewshire's working age population as a key driver to maximising sustainable economic growth.

To support growth in the local economy and population the Council has sought to attract new people to live in the area. The Local Development Plan and the wider planning team has a lead role in assisting in implementing the land use plan to ensure development happens in the right locations which adds to Renfrewshire's places. Renfrewshire Council consider that the Local Development Plan is the spatial expression of plans and strategies such as the Community Plan and the Economic Strategy.

The planning team has sought to develop a co-ordinated approach to increasing the supply of housing land and the delivery of new homes whilst ensuring the infrastructure required to deliver sustainable and inclusive growth is in place.

This requires a long-term approach to housing delivery which started in preparing the Renfrewshire Local Development Plan (2014) with key actions co-ordinated by the Local Development Plan Project Management Group and the Housing and Regeneration Steering Group.

Both groups include officers from the planning team and officers from other teams across the Council and meet regularly to oversee the identification of housing sites and their delivery.



### Goals

Identify a flexible and deliverable supply of housing land and increase the delivery of new homes, creating high quality places across Renfrewshire and regenerating existing neighbourhoods. It is anticipated that this will help support an increase in population growth.

### How do we do it

Officers work closely with a range of stakeholders in monitoring the supply of housing land. The role of the Housing Land Audit extends beyond monitoring housing completions and identifies potential infrastructure constraints and sites that require action to support their delivery such as the preparation of a development brief.

Planning continue to work closely with our Housing colleagues and we have greatly assisted in increasing the Council newbuild programme as well as identifying Council investment opportunities and supporting the redevelopment of assets to increase the delivery of new homes across Renfrewshire.

Local Development Plan Project Management Group and the Housing and The Regeneration Steering Group were established to oversee housing delivery. Officers across the planning and housing teams meet regularly at different project groups, steering groups and thematic groups as well as regularly with other Council services such as Education, Health and Social Care Partnership, Regeneration along with developers, key agencies and other stakeholders to identify potential development constraints and opportunities early in the planning process and monitor the progress of key projects.

### Outcomes

The delivery of new homes has increased significantly in recent years across Renfrewshire.

A key element in achieving this has been the identification of a flexible supply and a range and choice of housing sites in the Local Development Plan.

This increase in housing delivery is having a positive impact on population growth and the working age population. Renfrewshire's population has reached its highest level since 1985.

The population has grown by 3.3% since 2000 with the majority of growth (3%) corresponding with the increase in housing delivery from 2014 onwards following the adoption of the first Local Development Plan. The working age population has also increased by 2.3% during this period.

This population growth has also coincided with the Council significantly increasing the Council new build development programme. 175 new Council homes were completed during the last year which are the first new Council homes to be delivered since 2013.

The Housing and Regeneration Steering Group also look to identify new opportunities to add to this supply and regenerate communities across Renfrewshire. During the last year the Council has announced a £100m investment programme which will deliver over 500 new Council homes across Renfrewshire. With work progressing to identify future phases of the new build programme.

## CASE STUDY - Measuring Land Supply in Renfrewshire – New Digital Practices

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### Performance Marker : 6 & 13

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#### Key Areas of Work

Skill Sharing  
Process Improvement

#### Stakeholders

Renfrewshire Council

#### Overview

Every year land use audits were normally conducted through using paper maps and spreadsheets required to be updated following site visits. Planning's GIS officer was then involved in the mapping process of translocating all of this land use audit information into a spatial representation of the data and information collected.

In considering the process given that all officers were working from home due to the COVID pandemic, officers worked together sharing their skills and knowledge and came up with a web application that was designed so it can be used on mobile devices or laptops to collect the information used for the Housing, Industrial and Vacant land audits as well as for the open space survey.

Using ESRI's Field maps application (GIS Mapping software), separate GIS layers were created and configured to allow officers undertaking audits to fill in surveys with drop down or free-form fields and check drawn boundaries of sites on an interactive map. Each of the layers can be readily switched, allowing the user to visit an area which has numerous different types of sites (e.g. Housing and open space sites) and carry out the surveys on just one device at the same time. The ability to take photos of the site or add various attachments connected with the site with just one button. These updates are then automatically uploaded/synced to a central GIS project giving a live update of the surveys being carried out. The application is also configured to allow multiple users to carry out the surveys at the same time.



### Goals

To use new technology to make data collection for various planning surveys more efficient, convenient and simple to use, saving time and money.

### Outcomes

Develop this process to enable all reports to be created automatically, available online via a live dashboard allowing user interaction and interrogation of the data. Share this process with other Services in the Council.

The use of ESRI's Field maps application during site visits for various audits allows them to be conducted simultaneously.

The ESRI's Field maps application has made conducting the audits more efficient through saving time during and after site visits resulting in better time management within the team. The application also allows the data to be collected and stored in one location giving easier access to the audit data.

The team worked closely with GIS Team within Renfrewshire Council to ensure the software worked well and was easy to use. Collaborating internally with other teams at Renfrewshire Council allowed the team to continuously improve the way the team works and making the audit process more efficient and easier to conduct.



## CASE STUDY - Local Housing Strategy Action Plan Implementation & The Strategic Housing Investment Plan

### Performance Marker : 11, 12 & 13

#### Range & Choice of Homes Across Renfrewshire

As part of the Affordable Housing Supply Programme process, local authorities are required to prepare and update a Strategic Housing Investment Plan each year. [SHIP](#)

The Strategic Housing Investment Plan sets out how investment in affordable housing will be targeted to meet the objectives of Renfrewshire's Local Housing Strategy whilst meeting current and future affordable housing supply targets.

The Strategic Housing Investment Plan is produced jointly by the Council's Housing and Planning Services and follows consultation with local Tenants and Residents Associations, Community Councils, local communities, housing association partners as well as a range of other key partners.

Housing projects included within the Strategic Housing Investment Plan must align with local priorities and are based on an assessment of local needs taking account of deliverability and available resources.

Housing supply targets based on Housing Need and Demand Assessments, produced in partnership with the Scottish Government and Planning and Housing Officers from the Councils who collectively form the Glasgow and Clyde Valley Housing Market Partnership Area, are also used to inform Renfrewshire's Strategic Housing Investment Plan programme.

Good quality affordable housing makes an important contribution to people's lives through its positive impact on health, general wellbeing and educational attainment. Good quality affordable homes also contribute to enhancing Renfrewshire's towns and villages by encouraging a sense of place and community.

#### Focused Approach to Delivery

The Strategic Housing Investment Plan has a particular focus on regeneration and supports targeted investment in existing communities that may be in decline to promote the long term sustainability of these communities. The Strategic Housing Investment Plan has successfully brought a number of vacant and derelict sites back into effective use and continues to prioritise development of brownfield and previously used sites.

#### Collaboration with the Scottish Government

A number of projects within the Strategic Housing Investment Plan have accessed the Scottish Government's Housing Infrastructure Fund (HIF) which has supported development of uneconomic sites for housing by supporting resolution of abnormal site conditions and site constraints out with those to be expected as part of any standard development.

#### Joint Processes

The Strategic Housing Investment Plan takes full cognisance of Renfrewshire's Local Development Plan and aims to assist in the creation of a range and choice of housing to achieve sustainable communities throughout Renfrewshire with housing being delivered across tenures that is accessible to people on a range of incomes.

The Local Development Plan supports Renfrewshire's Strategic Housing Investment Plan and Local Housing Strategy to maximise the supply of affordable homes across Renfrewshire by supporting development proposals that provide a mix of housing types and tenures to meet people's needs and aspirations both now and in the future through the provision of affordable homes that are able to adapt to meet people's changing needs over time.



### Homes for All

New build affordable housing delivered through the Strategic Housing Investment Plan is intended to reflect local demographics with affordable housing developers encouraged to provide a range of property types and sizes with a proportion of all new homes to be developed as accessible, including some wheelchair standard housing.

### Collaborative Working

The annual consultation process to refresh the Strategic Housing Investment Plan aims to ensure that the Strategic Housing Investment Plan remains relevant and responsive. This approach is underpinned by the collaborative working practices across Council services and partner organisations which has been key to unlocking affordable housing development sites and delivering new affordable homes of the right type, size and in the right locations across Renfrewshire.

### Project Management

Between annual reviews of the Strategic Housing Investment Plan, a range of project management activities are used to ensure resources are managed effectively and projects are progressing as planned. These project management activities include:

- Ongoing liaison between services within the Council and between the Council and Registered Social Landlord partners on specific projects;
- Multi-agency project group meetings;
- Quarterly tripartite meetings involving the Council, individual developing Registered Social Landlord partners and the Scottish Government;
- Six weekly multi-departmental internal officer group meetings to review progress.

### Goals

- Delivery of affordable homes across a range of tenures to meet identified housing needs;
- Support development that meets the needs of particular groups (physical disability, mental health, older people etc);
- Addressing community needs and aspirations;
- Support investment in the right locations to sustain communities and economic regeneration;
- Regeneration of brownfield and previously used sites;

### Outcomes

The Strategic Housing Investment Plan supports the delivery of affordable homes throughout Renfrewshire in line with the priorities set out in the [Local Housing Strategy](#) and Local Development Plan whilst contributing to a range of local and national policy objectives.

The Strategic Housing Investment Plan targets resources to ensure that account is taken of the different needs of Renfrewshire's residents in partnership with different Council services, key partners, [Renfrewshire's Health and Social Care Partnership](#) and local communities. This collaborative partnership working has supported successful development that meets the needs of Renfrewshire's communities whilst bring a number of vacant and derelict sites back into effective use.

## CASE STUDY - Development Plan & Housing Strategy Team Delivery

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Performance Marker : 3, 6, 11 & 12

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### Key Areas of Work

Community Engagement  
Affordable housing  
Collaborative working

### Stakeholders

Local Communities  
The Scottish Government  
Local and National Housing Associations  
Renfrewshire Health and Social Care Partnership  
Housing

### Overview

Over the course of the last 4 years, Housing Services with assistance from Planning undertook a strategic housing asset management review of its stock of almost 12,000 properties.

This identified that around 15% of the Council's housing stock required further attention to ensure that any ongoing investment would be in homes that had a long term sustainable future which met the needs of current and future tenants.

Planners were involved in cross service working groups led by Housing and advised on land availability, planning issues, and site capacity and potential layout of new sites and issues of “place”.

The Planning Service undertook extensive mapping exercises. The mapping exercise showed a high correlation between these areas and some of the most deprived areas in Scotland as identified through the Scottish Index of Multiple Deprivation.

Through the discussion at working groups, It became clear that a more holistic neighbourhood approach would be essential to ensure that the housing investment would deliver maximum benefit and lasting improvement for communities living in some of the most disadvantaged areas in Renfrewshire.

Initially eight areas have been identified for the first phase of the regeneration and renewal programme, covering around 1,100 Council homes and 500 owned properties. Investment options were identified and considered for each of the eight areas by taking account of a range of housing and related factors, including: housing demand; sustainability; economic and social wellbeing objectives; opportunities to leverage additional funding; council services and priorities; the deliverability of the solutions and the contribution of the proposals to creating a successful place.

The preferred options for each of these areas encompass a mix of enhanced investment in stock to be retained and selective demolition and new build.

[Housing Investment Programme](#)



### Goals

Authority was given by [Renfrewshire Council in December 2020](#) to progress ambitious proposals for a 10 year major programme of investment in housing led regeneration and renewal.

The programme will significantly enhance the Council's housing stock but will also contribute to the wider transformation of Renfrewshire as a place and will be central to the economic and social recovery of Renfrewshire post COVID19 pandemic.

The main goals of the project were:

- Delivering high quality energy efficient affordable housing;
- Supporting mixed tenure provision to meet identified local housing needs across communities;
- Regeneration Masterplanning to sustain existing communities and support new development;
- Supporting Economic regeneration through targeted investment in town centres to increase residential provision and support local businesses and the night-time economy;
- Development Management Processes including Planning Applications;
- Partnership working with housing associations, contractors and the Scottish Government;
- Collaborative working with local communities as part of the design and Place Making process.

### Outcomes - Delivering the housing regeneration renewal programme

Currently extensive consultation with tenants, tenant representatives, residents, owners, local communities, partners, and other stakeholders is being undertaken. [Council Housing Investment](#)

As part of the consultation with tenants and residents on the investment proposals for each area, more general feedback will be sought on what people think about the local area, including the external environment, quality of the local neighbourhood, and wider issues which affect the quality of life and the wellbeing of local residents.

Planning will take the lead in the placeshaping aspect of the regeneration plans assisting in improving the quality of the places where people live and supporting local communities to be actively involved in shaping change. Planning will develop Neighbourhood Place Plans for each area, in partnership with the Neighbourhood Renewal Groups which will be established later this year and in consultation with the local community. The plans will be tailored to the needs and circumstances of each area, going beyond housing and the immediate external environment, and taking account of broader issues such as links to and use of outdoor space and green travel links.

Delivering this programme is complex and will take time – it is a long-term investment programme over at least 10 years. The programme is being taken forward as a key Council priority and is being overseen by the Chief Executive through a Programme Board. Thematic working groups are also being established.

The Planning service has been crucial in this process to date, helping to plan how investment in Council housing can be used to drive forward improvements to places and neighbourhoods to create lasting change for some of the most deprived areas in Renfrewshire and deliver better more attractive places in Renfrewshire.

## CASE STUDY - Consultation/Engagement Practices During COVID – Renfrewshire Local Housing Strategy Refresh

Performance Marker : 6, 12 & 13

### Key Areas of Work

Community Engagement  
Online Systems

### Stakeholders

Renfrewshire Council

### Overview

Local authorities have a duty under the Housing (Scotland) Act 2001 to prepare a five-year Local Housing Strategy (LHS) which is supported by an assessment of housing provision and related services in the area.

Work has commenced on the fourth Local Housing Strategy which will cover the period 2022-2027. This will set out the strategic approach the Council and its partners will take to deliver high quality housing and housing-related services across all tenures.

### Goals

To ensure that the Local Housing Strategy sets out a clear direction to deliver the housing to meet the need and demand of Renfrewshire ensuring that the requirements of Renfrewshire's residents are able to be accommodated.





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### Outcomes

Renfrewshire Council Development Plans and Housing Strategy Team take the lead in the preparation of the Local Housing Strategy and a key element of this is extensive engagement and consultation with a wide range of stakeholders, including housing partners and local communities across Renfrewshire.

To help inform the strategy development, the team undertook early engagement activity between November 2020 and January 2021 capturing views on what the main issues affecting housing in Renfrewshire are, plus whether the current strategic outcomes remain relevant and how people prioritised key housing-related issues.

Due to Covid-19 restrictions this initial engagement activity focused on the completion of an online questionnaire, with email and social media platforms used as the primary contact methods and the questionnaire hosted on the Renfrewshire Council website. It was promoted using the Council's social media platforms, as well as press releases in local newspapers in November 2020 and an article in the tenant's newsletter in December 2020, encouraging completion of the questionnaire through the link on the Council's website. There was also a feature in the Council's weekly staff news publication and staff were encouraged to participate in the questionnaire.

There was in excess of 2,000 views of the dedicated webpage during the consultation with just over 700 on the launch day itself, demonstrating the effectiveness of web and social media in getting key messages and information in the public domain. This resulted in 101 questionnaire responses submitted during the timeframe, representing a very positive return for housing strategy related engagement activity in Renfrewshire.

Responses were made by a wide range of stakeholders including Registered Social Landlords, Tenants and Residents Associations, Community Councils, people in temporary supported accommodation, Council tenants as well as other local residents; demonstrating the range of people and organisations reached by a primarily internet-based approach, which the team will take forward as a learning point and develop for future activities.

A summary of the Local Housing Strategy Customer Engagement Questionnaire responses was presented to the [Communities, Housing and Planning Policy Board on 16 March 2021](#). This included a summary of the responses received from Registered Social Landlords in relation to the Key Stakeholder Questionnaire which ran at the same time. This summary document is also available to view on the Renfrewshire Council website.

### Next Steps

The Team are currently working to prepare a draft Local Housing Strategy, which when available, will be issued for formal consultation over a 12-week period involving a wide range of stakeholders, including housing partners, key stakeholders (such as HSCP), the Third Sector, Community Councils, Tenant and Resident Associations and local communities. Consultation approaches will be designed to be undertaken in a COVID19-safe manner, with consideration made to the most effective ways to undertake meaningful consultation to inform the strategy, including the use of internet based solutions given the success of the early engagement activity. Following this, the strategy will take on board the results of consultation, finalised and presented to the Communities, Housing and Planning Policy Board for approval.

## CASE STUDY - Consultation / Engagement - Ferguslie

Performance Marker : 3, 6, 11, 12 & 13

### Key Areas of Work

Community engagement  
Masterplanning  
Regeneration

Placemaking  
Greenspace

### Stakeholders

Renfrewshire Council (Planning, Housing)  
Tenants and Residents association

Community Council  
Local residents

### Overview

The Making of Ferguslie is an ongoing project to develop a vision for the future of the Ferguslie Park area of Paisley. Developed in partnership with the local community, the vision aims to reimagine vacant and derelict land, enhance greenspaces and support community uses and activities. The vision also supports and encourages creativity within the community, reflecting the wider cultural regeneration taking place across Renfrewshire. [The Making of Ferguslie](#)

Early in 2020 the Council hosted a series of workshops and events to hear the views of the local community on the future of the neighbourhood. The outcomes of the events were developed into a draft vision framework which sets out a range of key principles and project ideas to guide the future of Ferguslie Park as a 20 minute neighbourhood – well connected with a range of local greenspaces, facilities and activities which support a healthy and sustainable place.

While more traditional face to face consultation events enabled development of the vision, the COVID19 pandemic and associated restrictions required an alternative approach to test the emerging ideas through a second stage of consultation.

Planning officers worked with the local community and consultant team to develop a digitally led approach which involved a [bespoke website](#) and [physical consultation booklet](#), supported by social media channels and availability of officers to discuss the emerging vision via telephone.



### Goals

A key consideration in the approach to consultation was clear communication and ease of access. Rather than utilise the Council's own website, a [bespoke website](#) was developed, allowing for the use of recognisable 'branding' supporting the project and emphasising the community led nature of the vision. In addition, the bespoke nature of the site provided the ability for greater interaction, such as users being able to vote for projects as a step to prioritising those most important to the community.

The outcome was a visually striking and clear website using colours, images and symbols of the Making of Ferguslie 'brand' which clearly reflected the emerging vision, allowing users to quickly have an understanding of emerging projects and importantly providing simple opportunities for comment. The site also allowed users to 'vote' for the projects most important to them, allowing for prioritisation of initial ideas as 'early wins'.

A consultation [booklet](#) setting out the emerging vision and key ideas, was also distributed to each household in the community to ensure that those without online access were able to participate. This utilised the same graphic approach as the website and offered a range of opportunities to contact officers and provide comments.

### Outcomes

The approach plan demonstrates Planning's commitment to clear and concise communication as well as innovation in how information is presented and accessed, supported and informed by strong partnership working with the local community.



## CLEAR COMMUNICATIONS STRATEGY - Core Path Plan

### Performance Marker : 6, 11 & 13

#### Key Areas of Work

Environment  
Placemaking  
Green networks  
Collaborative working  
LDP and supplementary guidance

#### Overview

As outlined in last year's Planning Performance Framework, [the Renfrewshire Core Paths Plan was first published in 2008](#). A review and update of the Core Paths Plan was progressed by the planning team during 2019 and then through 2020 to ensure that it reflects an up to date network of key access routes across Renfrewshire which connect communities, places of interest and greenspace, provide opportunities for active travel and promote healthy lifestyles.

The revised plan was produced in partnership with Renfrewshire Local Outdoor Access Forum as well as internal Council Services.

A draft of the Core Path Plan was approved for consultation by [the Council's Communities, Housing and Planning Board in October 2020](#) and this took place over the latter part of 2020 and early 2021, through online channels and social media. [Core Paths Consultation](#)

The response to the consultation was very positive and amendments to the plan are now being considered, before Board approval is sought for the finalised plan later in 2021. [Draft Core Path Plan](#)

#### Stakeholders

Renfrewshire Council (Planning, Environment & Infrastructure Services)  
Renfrewshire Local Outdoor Access Forum  
Land Owners  
Elected Members  
Communities  
Farmers  
Country Park Rangers  
Community Councils





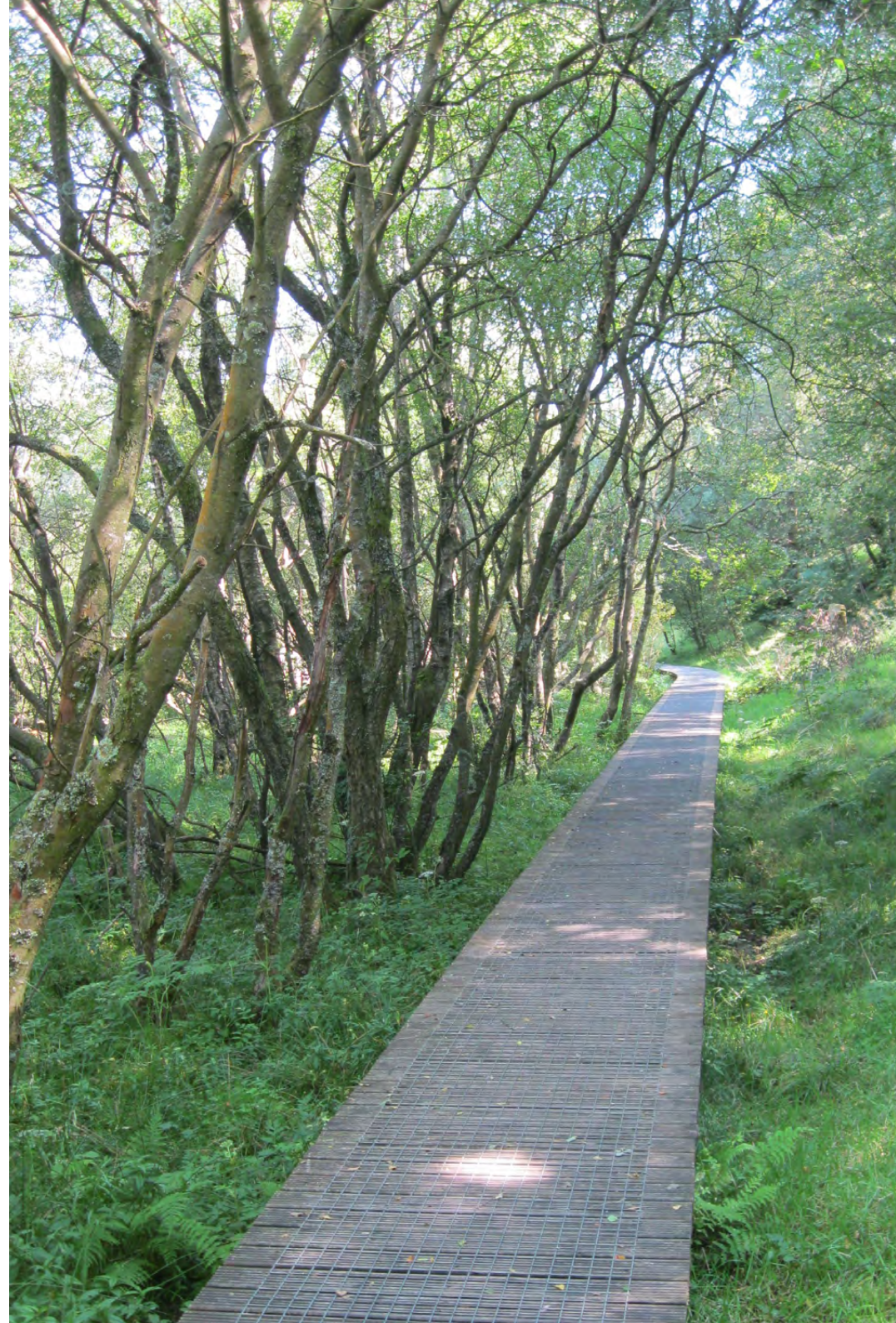
### Goals

A key consideration in the preparation of consultation for the revised plan was clear communication. The approach developed set out a visual and succinct plan which clearly reflected where changes were proposed, using clear mapping, careful use of colour, images, symbols and short explanatory text.

In particular, to support this visual approach and in the context of limited opportunities to consult traditionally as a result of COVID19 restrictions, an [interactive GIS based 'storymap'](#) was developed to accompany the physical plan. This set out the key changes in a clear and succinct manner while in addition enabling users to quickly interrogate and find detail on the characteristics of each individual path within the Plan, over 300 routes in total.

### Outcomes

The plan demonstrates Planning's commitment to clear and concise communication as well as innovation in how information is presented and accessed, supported and informed by strong partnership working with both internal Council services and the local community organisations.



## DEVELOPMENT MANAGEMENT PROCESSES

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Performance Marker : 2, 3, 4, 5, 11, 12, 13, 14 & 15

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Renfrewshire Council have continued to review Development Management processes and procedures over 2020/21 to ensure that they are proportionate, effective, responsive and fit for purpose. The following section provides an insight into the review of the team and the aim of continuous improvement.

### Processing Agreements

There have been four Processing Agreements entered into over 2020/21. The processing agreements were due to the fact that the applications submitted were subject to the outcome of the Proposed Renfrewshire Local Development Plan, therefore processing agreements have been ideal for this purpose.

Renfrewshire Council have a standard template. There have been a few developers that have given other examples of processing agreements used elsewhere and Renfrewshire Council have updated the template accordingly.

[Processing Agreements](#)

### Pre-applications

Renfrewshire Council continue to encourage pre-application discussions, which remain free, to ensure developments from the erection of a rear extension to a residential development a guided by a plan led system where policies and guidance delivery high quality developments that fit well with the place.

Pre-application discussions on major applications normally require a number of meetings and Renfrewshire Council organise monthly meetings with applicants and their agents to ensure that when the application is submitted that there is a streamline process and all information is submitted timeously with the application. The main point all information being submitted alongside the application is to ensure that when neighbouring land is neighbour notified that all information related to the application is available so that there is an understanding of the proposals from the outset.

Pre-applications are considered an extremely useful part of the planning process where planners can add the most value is shaping initial thoughts and proposals. The process also assists greatly with relationship management with developers, the community and statutory bodies where timescales, processes and procedures can be highlighted early on to provide confidence to investors through the reliability of clear advice.

[Pre application discussions](#)



### Legal Agreements

Since the inclusion of the Developer Contribution Policy in the Proposed Renfrewshire Local Development Plan, there have been several planning applications subject to legal agreements for mainly large housing developments.

The requirement for Legal Agreements to be put in place to support development, in particular where there is an infrastructure requirement for education or active travel interventions through a planning application permission, then these will be sought through discussions and partnership working with developers, landowners and other relevant stakeholders.

Like processing agreements, Renfrewshire Council have been considering legal agreement templates used elsewhere, in particular where developers consider that the process has worked well. Cala Homes have suggested a template for ensuring the delivery of 25% affordable homes at a site which Renfrewshire Council consider would be ideal for this purpose.

The Council continue to work with BAE Systems in the implementation of Dargavel Village which has an extensive Legal Agreement to deliver a new place with interventions currently being delivered such as an Early Years establishment, a new primary school, a motorway junction, affordable homes, bus services, park and ride, community development fund and catering for future health services.

[Section 75 for Bishopton](#)

Working consistently with stakeholders aiming to streamline structures and mechanisms in relation to development processes shows effective leadership by Planning and the ability to evolve and change through feedback and discussion.

### Enforcement

Renfrewshire Council refreshed its [Enforcement Charter](#). The Charter has evolved and now has updated Service Standards in line with the feedback from the community and other stakeholders. The refreshed Charter now contains more details on areas where Development Management get a number of enquiries such as householder developments, advertisements and trees.

Renfrewshire's Enforcement Charter is an example of where a clear communication strategy is key to ensuring consistency, a well-defined protocol for the steps involved in investigating potential breaches of planning control and a proportionate response to enquiries.

### Development Management Guidance / Duty Planner / Free Advice

Following the Examination of the Renfrewshire Local Development Plan Proposed Plan (2019), Development Management staff are now refreshing all of the Development Management Guidance. This Guidance provides more detail and best practice advice for specific areas of Planning where there are considerable enquiries such as trees and high hedges or there requires to be more design guidance which supplements the Local Development Plan such as development in Conservation Areas.

The added advantage of clear, consistent advice allows for a self-service approach to aspects of planning, allowing the Duty Planner to assist those with more complex or challenging proposals or those that require more assistance.

Renfrewshire Council operates a Duty Planning Officer system all day, every day with no charge of the advice. Renfrewshire Council also operate an electronic inbox for all enquiries and advice. The impact of the COVID19 pandemic meant that being available for many stakeholders to discuss proposals over the phone, via email or by virtual meetings was central to ensuring that Planning continued a business as usual approach. [Duty Planning officer](#)



### Corporate Working

Planning is involved in many corporate working groups and advice and knowledge from Planning can prove invaluable to many areas. Some of the corporate working groups Planning is involved in include the City Deal Co-ordination group, Asset Management Steering Group, Housing Regeneration and New Build Steering Group, the Cultural Infrastructure Corporate Meeting Group and Children Services Steering group.

Through recent restructuring, Planning is now part of the Chief Executive Service and has now a Chief Planner post to lead Planning at the Corporate level to show the importance of planning at Renfrewshire Council. The Council have embraced the vision from the new Planning Act with implementation of this structure through 2020/21.

### Sharing Good Practice – Development Management Forum

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 during 2020/21 however those in the forum continue to liaise and share good practices along with lessons learnt on specific planning issues.

### Stalled Sites / Legacy Cases

Over the years, Renfrewshire Council have only ever had a handful of sites that are stalled or considered legacy cases. This is considered to be the result of two things, dealing with Developer Contributions/Legal Agreements as efficiently as possible by close working with the Council's Legal Team as well as other stakeholders. The other is continuing to find solutions through partnership working.

There is only one legacy case that Planning continues to work through which is associated with City Deal infrastructure. Recent discussions regarding this case has resulted in the decision that this application will be withdrawn in the coming months and an update will be given in next year's Planning Performance Framework.

### Developer Contributions

The current Adopted Renfrew Local Development Plan recognises the important role that new developments have in investing in Renfrewshire as well as the associated infrastructure that is required to support development and deliver good places.

The Proposed Renfrewshire Local Development Plan now has a Developers Contribution Policy - Policy I8. A proactive approach to infrastructure provision is adopted, investigating potential measures to facilitate development delivery along with early discussions with stakeholders to consider the infrastructure requirements of new developments.

Development that is acceptable in terms of place making and can be delivered without significant increased burdens on infrastructure, services and facilities or whereby the developer can address any deficit will be supported.

### Developer Contributions Continued

Through this proactive approach developers require to address any reasonable infrastructure deficits which are required to support new development and are both appropriate and necessary to the nature of the development and its location. This may result in developer contribution being sought for the following:

- Education – additional classrooms and associated school facilities required to support the operation of a school related to the number of pupils generated by the proposed development;
- Healthcare services and facilities - where investment is required to provide healthcare infrastructure to address increased demand associated with a proposed development;
- Traffic management measures – traffic signals, crossings, measures required in relation to road safety and providing safer routes to school and improvements to the road network required to support the proposed development;
- Public transport infrastructure and services - where investment is required to address increased demand associated with a proposed development;
- Open space and active travel– Where a contribution is required to enhance open space provision off-site to support a proposed development and provide new or enhanced active travel connections to the site;
- Green infrastructure provision – Where a contribution is required in relation to the sustainable management of water and where mitigation including on-site or off-site habitat creation or enhancements to watercourses are required.

Any developer contribution that is required to support a proposed development is secured through the planning application process. Potential contributions are highlighted through the preparation of the Local Development Plan with early input from Key Agencies and other consultees or where possible at the pre-application stage prior to any application being submitted.

[Proposed Renfrewshire Local Development Plan Policy18](#)

### Elected Member Engagement / Councillor Training

There has been regular Elected Member engagement throughout 2020/21 on various matters, processes and policies including keeping the elected members up to date on the transition from planning application processing systems such as Acolaid to Uniform. The aim this is to ensure that Elected Members are fully up to speed in the policies, plans and proposals to ensure that they have the advice and guidance to discuss planning matters with their constituents.

There was both individual and group engagement sessions with Councillors to get them familiar with a range of issues as well as covering details of both Development Planning and Development Management. As part of these information sessions, there was opportunities to discuss particular proposals and what worked well and not so well in relation to planning applications and guidance. This allowed Planning to take this constructive feedback and suggestions but more importantly it assisted with buy-in from Councillors.

## Part 2:

# Supporting Evidence

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### Preparing the Planning Performance Framework 2020/21

In preparing the Renfrewshire Planning Performance Framework for 2020/21, there was four large group sessions with all staff members to consider what the Planning Performance Framework would focus on. Then there were small discussion groups set up to share pieces of work and refine the text for the final submission. All staff from Planning, Housing and Placemaking Teams put forward ideas into a centralised PPF electronic suggestion folder. This is a folder wherein staff contribute and deposit their examples of new, improved or changes to processes, plans of all design shape work wherein Planning added value to applications and draft text for the final report.

Three member of staff took and collected photos, images and quotes relating to the items highlighted in the PPF. The final report was then pulled together by team leaders and all of the formatting, styling and design was undertaken in-house by our urban design specialist.

The document was then sent around the entire team for a final check and then submitted on time to the Scottish Government. The Planning Performance Framework will then be presented to the Communities, Housing and Planning Policy Board in August 2021.

### Impact of COVID19 Pandemic

As reported in last year's Planning Performance Framework the process of compiling the PPF has been undertaken as best we can by electronic, phone or virtual platforms. Stakeholders have still influenced the final Planning Performance Framework Report as we have shared text, images and case studies as we produced this year's report with those that has assisted, however discussion has primarily been via email and telephone, whereas in the past we would have visited groups or invited them into the Council offices for a discussion. The impact has also been seen in the ability to carry out audits over the last 18 months which has meant that no statistics can be added to Part 4 of the PPF 'Effective Land Supply and Delivery Outputs'

### Management/Processes Reviews

As Renfrewshire's Planning Performance Framework is reported to the Communities, Housing and Planning Policy Board each year, the report goes through a number of management reviews from the Chief Planner to the Head of Economy and Development and then to the Chief Executive thereafter for review by the Convenor and the Vice Convenor of Communities, Housing and Planning Policy Board, before being presented to the 15 Board members.



## Part 2 Supporting Evidence

Case Study Topics	Issue Covered (pg no.)	Case Study Topics	Issue Covered (pg no.)
Design	18	Interdisciplinary Working	7, 8, 10, 12, 14, 16, 18 & 20
Conservation		Collaborative Working	7, 8, 10, 12, 14, 16, 18 & 20
Regeneration	8, 12, 14 & 18	Community Engagement	12, 14, 16, 18 & 20
Environment	20	Placemaking	14 & 18
Greenspace	20	Charrettes	
Town Centres		Place Standard	
Masterplanning	14 & 18	Performance Monitoring	7 & 10
LDP & Supplementary Guidance	6 & 8	Process Improvement	10, 13, 15, 16, 18 & 20
Housing Supply	8, 10, 12, 14 & 16	Project Management	7
Affordable Housing	8, 12, 14, & 16	Skills Sharing	10, 14 & 18
Economic Development	8	Staff Training	
Enforcement	23	Online Systems	10, 16, 18 & 20
Development Management Processes	22	Transport	
Planning Applications		Active Travel	20

**Other: please note:**

## Part 3:

# Culture of Continuous Improvement

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The following outlines what Renfrewshire Council Planning is setting out to achieve by 31 March 2022 along with progress made during 2020-2021 as well as review those actions prior to this to highlight the journey of improvement over the last 5 years.

## Focus for March 2022

### Continuing to evolve innovative way of working

Building on the technological advances that the Council has made from the impact of the COVID19 Pandemic and learning from the end to end customer experience, we will continue to work with the Digital Transformation Team at Renfrewshire Council to test, trial and employ new consultation and engagement techniques to ensure connectivity through digital means evolves but at the same time consider other means of innovative working practices to assist those that are unable to be connected digitally.

### Build on the successful implementation of new Planning Application System

Now that the implementation of the planning application system 'Uniform' has migrated from the previous Acolaid system along with the accompanying Document Management System as an electronic means to retain all existing records and all future records, Planning will now use the system to record, accurately, each time that Planning 'Adds Value' to an application.

We will also use the system to display all representations that we receive on planning applications. At present, Renfrewshire Council do not show any representations received online, with a summary of the representations only covered in the Report of Handling. This new system allows for this process to be undertaken without significant resources, therefore it is a new process that will be implemented.

As well as this through implementing this new system and learning off of our benchmarking authorities, Planning will look to see where there could be more resource efficiencies as well a more streamlined and responsive system for applicants, agents, members of the public and other stakeholders.

## Progress during 2020 / 2021

### Innovative way of working

Planning has learned many valuable lessons from the impact of the COVID19 Pandemic. The end to end customer experience was fully evaluated with improvements made to the current webpages, clear instructions on neighbour notification letters in relation to how to view plans online and how to make comment on application proposals. Consultation and engagement with communities, Community Councils and other stakeholders was also be changed with innovative ideas tested and trialled. We now have more interactive story boards mapping along with a great use of images displayed on other social media platforms.

ACTION COMPLETE

### Implementation of new Planning Application System

As outline above, Planning successfully implemented the planning application system 'Uniform' migrating from the current Acolaid system along with the accompanying Document Management System. This new system has seen immediate resource efficiencies as well a more streamlined and responsive system for applicants, agents, members of the public and other stakeholders. The system is still bedding in and the officers getting used to new processes therefore it is considered that there is more efficiencies and streamlined processes that will be uncovered and discovered through greater use and knowledge of the system.

ACTION COMPLETE

### Local Place Plans

Planning has continued to work with local communities, groups and stakeholders to consider more local place plans in Renfrewshire. There have been two other communities that have been discussing a way forward in producing a Local Place Plan that is unique to their area ad circumstances. Planning will continue to work with groups.

ACTION COMPLETE



## Outstanding Actions from 2019 / 2020

### Renfrewshire Review Panel

Introduce a Renfrewshire Review Panel for pre-application proposals and planning application review looking at all aspects of the development including design, access, connectivity, inclusivity, low carbon aspects, etc to assist a better understanding of developments for communities, elected members and stakeholders, providing an opportunity for developers to present the complete vision of their proposals.

**ACTION ON-GOING DUE TO COVID19**

### Conservation Area / Listed Building Good Practice Guide

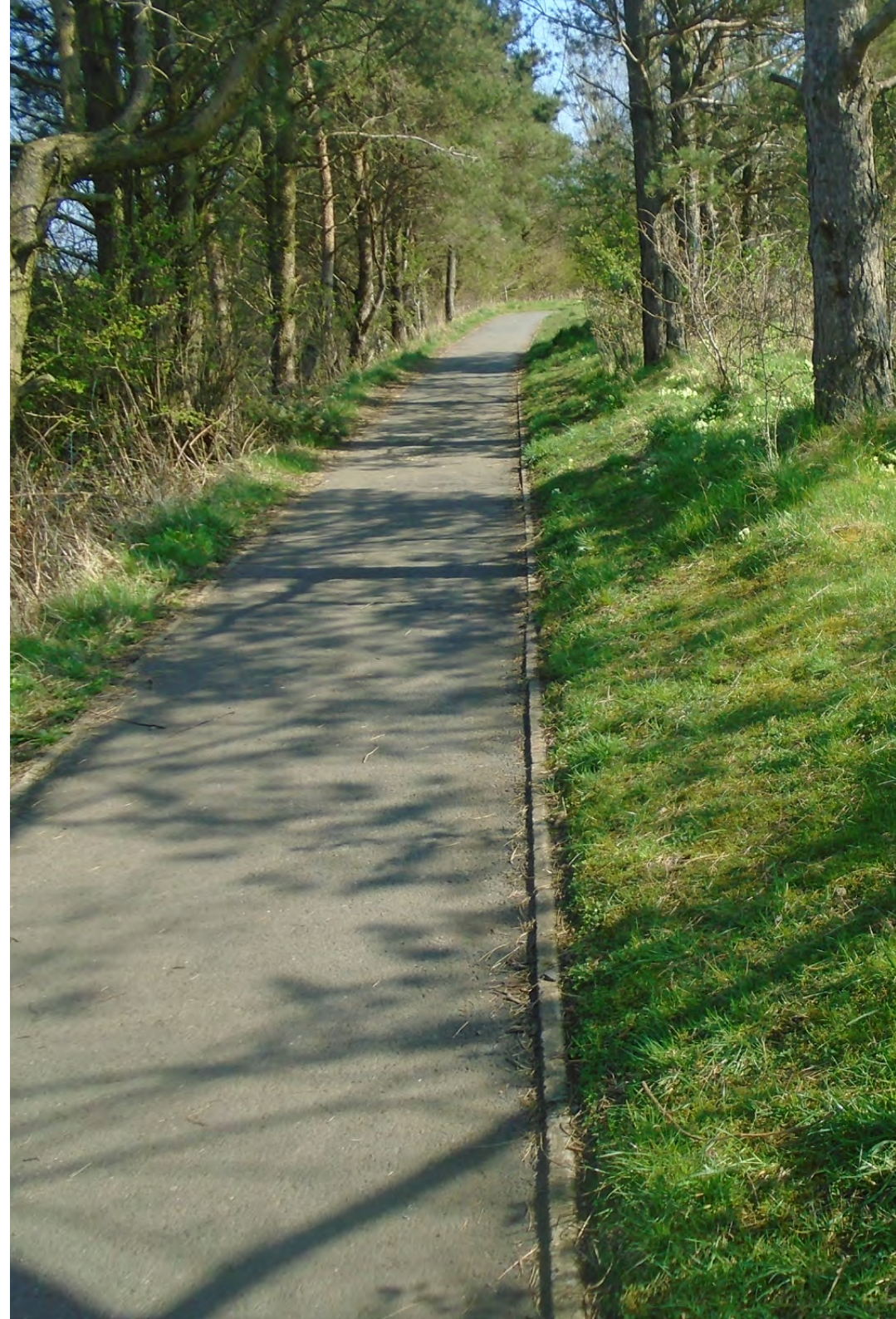
Conservation Area / Listed Building Good Practice Guide to protect and enhance Renfrewshire's Assets, an illustrative dos and don'ts guide.

**ACTION ON-GOING DUE TO WAITING ON OUTCOME OF RENFREWSHIRE PROPOSED LOCAL DEVELOPMENT PLAN**

### Refreshed Residential Design Guide

Replacing the Renfrewshire Residential Design Guide with a Renfrewshire Development Guide which will set guiding principles, design criteria and placemaking principle, good design examples and best practice ideas for all development.

**ACTION ON-GOING - A draft Renfrewshire Development Guide is being prepared and will be presented to the Communities, Housing and Planning Policy Board.**



## Part 4:

# National Headline Indicators

### A: NHI Key Outcomes – Development Planning

Development Planning	2020-2021	2019-2020
<b>Local and Strategic Development Planning</b>		
<p>Age of local/strategic development plan(s) at end of reporting period</p> <p>Requirement: less than 5 years</p>	<p><b>Local Development Plan</b></p> <p>The Renfrewshire Local Development Plan (Adopted 28 August 2014)</p> <p>= 6 years and 7 months (31 March 2021)</p> <p><b>Strategic Development Plan</b></p> <p>Glasgow and the Clyde Valley Strategic Development Plan (Adopted 24 July 2017)</p> <p>= 3 years and 8 months</p>	<p><b>Local Development Plan</b></p> <p>The Renfrewshire Local Development Plan (Adopted 28 August 2014)</p> <p>= 5 years and 7 months (31 March 2020)</p> <p><b>Strategic Development Plan</b></p> <p>Glasgow and the Clyde Valley Strategic Development Plan (Adopted 24 July 2017)</p> <p>= 2 years and 8 months</p>
Will the local/strategic development plan(s) be replaced by their 5th anniversary according to the current development plan scheme?	No	No
Has the expected date of submission of the plan to Scottish Ministers in the development plan scheme changed over the past year?	Yes	Yes
Were development plan scheme engagement/consultation commitments met during the year?	N/A	Yes

## Part 4: National Headline Indicators (NHIs)

Development Planning	2020-2021	2019-2020
<b>Effective Land Supply and Delivery of Outputs</b>		
Established housing land supply	Information not available	Information not available
5-year effective housing land supply programming	Information not available	Information not available
5-year effective land supply total capacity	Information not available	Information not available
5-year housing supply target	Information not available	Information not available
5-year effective housing land supply (to one decimal place)	Information not available	Information not available
Housing approvals	Information not available	Information not available
Housing completions over the last 5 years	Information not available	Information not available
Marketable employment land supply	Information not available	Information not available
Employment land take-up during reporting year	Information not available	Information not available



## B: NHI Key Outcomes – Development Management

Development Management	2020-2021	2019-2020
<b>Project Planning</b>		
Percentage of applications subject to pre-application advice	52%	47%
Number of applications subjects to pre-application advice	486	358
Percentage of major applications subject to processing agreement	0.4%	0.1%
Number of major applications subjects to processing agreement	4	1
<b>Decision Making</b>		
Application approval rate	96.9%	97.3%
Delegation rate	97.9%	98.1%
Validation	81%	71%

## Part 4: National Headline Indicators (NHIs)

Development Management	2020-2021	2019-2020
<b>Decision Making Timescales</b>		
Major developments	32.2 Weeks	13.3 Weeks
Local developments (non-householder)	8 Weeks	7.4 Weeks
Householder developments	6.9 Weeks	6.1 Weeks
<b>Legacy Cases</b>		
Number cleared during reporting period	1	0
Number remaining	1	2

## C: Enforcement Activity

	2020-2021	2019-2020
Time since enforcement charter published / reviewed Requirement: review every 2 years	7 Months	Published August 2020
Complaints lodged and investigated	290	15
Breaches identified – no further action taken	20	0
Cases closed	200	0
Notices served	1	2
Direct Action	0	0
Reports to Procurator Fiscal	0	0
Prosecutions	0	0



## D: NHI Key outcomes – Commentary

### Commentary

#### Short contextual statement

#### The Renfrewshire Local Development Plan

The Examination into the Proposed Renfrewshire Local Development Plan by the Scottish Government's Directorate for Planning and Environmental Appeals commenced on the 12 May 2020 and concluded on the 2 February 2021. The Examination by four Reporters considered 1,444 representations which were split into 23 separate issues. The Examination Report into the Proposed Renfrewshire Local Development Plan can be viewed [Examination Report into Proposed Renfrewshire Local Development Plan](#)

The Examination Report concludes that the Spatial Strategy and policy framework of the Proposed Plan is appropriate and consistent with Clydeplan Strategic Development Plan and Scottish Planning Policy. In the vast majority of issues examined, the Reporters agreed with the approach taken by Renfrewshire Council in preparing the Plan.

The recommendations in the Examination Report largely relate to minor text and graphic changes and the addition of guidance from the new Development Supplementary Guidance to policies within the Plan. There were two areas where the Reporters have recommended more significant modifications to the Plan these included Land for Housing and New Policies.

Having considered the conclusions and recommendations of the Examination Report, a Board Report was submitted to the Communities, Housing and Planning Policy Board on the 16 March 2021 [CHAPS BOARD 16 March 2021](#). This Board Report recommended that the Board accept the modification, recommendations and conclusions set out in the Examination Report and to proceed to publish the Plan. This was not accepted by the Board and the Plan would then be subject to further review and presented to a forthcoming Board. The progress on the Proposed Renfrewshire Local Development Plan can be found at the following webpages <https://www.renfrewshire.gov.uk/article/3070/Preparation-of-the-next-Local-Development-Plan>

#### Effective Land Supply and Delivery Outputs in Renfrewshire

Due to the COVID19 Pandemic, Planning has been unable to undertake the necessary site visits to compile the figures for the Housing Land Audit and the Business and Industrial Land supply for 2019/2020 and again for 2020/21.

## D: NHI Key outcomes – Commentary

### Commentary

#### Short contextual statement

#### Pre-application advice

Pre-application advice has increased quite significantly which is mainly due to improvements to the recording system as well as the successful implementation of the Uniform system. As outlined in last year's Planning Performance Framework, Planning is involved in a substantial amount of pre-application discussions with stakeholders. The new recording system reflects this important part of the overall planning process. <http://www.renfrewshire.gov.uk/article/2323/Applications-for-Planning-Permission>

#### Processing Agreements

Although the number of processing agreements remains static and relatively low, they are offered to applications which are considered major or complex. <http://www.renfrewshire.gov.uk/article/2785/Processing-Agreements>

#### Decision making

The application approval rate and the delegation rate at Renfrewshire remains consistent.

#### Validation Rate

As outlined in Part 3 of the Planning Performance Framework, there has been good progress on the level of the validation rate which is due to the hard work by Planning staff in working with applicants and agents.

## D: NHI Key outcomes – Commentary

### Commentary

#### Short contextual statement

#### Decision-making timescales

The timescales for determining planning applications at Renfrewshire remains consistent with all areas of applications, apart from major planning applications, being decided within the Scottish Government timescale. The reason for the increased time in determining major planning application is due to the delay in the adoption of the Proposed Renfrewshire Local Development Plan. Most of the major applications at present await the adoption of the Plan to ensure the site is full in line with the new adopted Plan.

#### Legacy Cases

One of the Legacy Cases is in relation to a complex masterplan site for a business park in Renfrew has now been determined by Renfrewshire Council and development on this site will commence in the coming weeks. The only outstanding Legacy Case is an application in relation to a City Deal proposal, however this is likely to be withdrawn in the near future.

#### Enforcement Activity

As reported in last year's Planning Performance Framework, a new method of recording potential breaches of planning control has now been fully implemented and this now captures the workload of the section accurately.

What was evident during the reporting period was the level of enforcement enquiries increased mainly due to many residents building outbuildings/decking/extensions in garden areas. Dealing with enforcement enquiries were challenging during this period of the COVID pandemic and often the timescales for investigating matters took longer due to having to make appointments to fully investigate issues as well as ensuring officers were safe whilst carrying out their investigations.

It was considered that having an up to date Enforcement Charter assists officers when being able to explain enforcement procedures as part of dealing with enforcement enquiries and investigations. The Charter and associated Enforcement procedures can be found on the Council's web pages [Enforcement of Planning Control](#)



## Part 5:

# Official Statistics

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

Category	Average timescale (weeks)		
	2020-2021	2020-2021	2019-20
Major developments	32.2 Weeks	13.3 Weeks	35.4 Weeks
Local developments (non-householder)	8 Weeks	7.4 Weeks	8.9 Weeks
▪ Local: less than 2 months	82.4%	6 Weeks	6.5 Weeks
▪ Local: more than 2 months	17.7%	13.7 Weeks	15 Weeks
Householder developments	6.9 Weeks	6.1 Weeks	6.9 Weeks
▪ Local: less than 2 months	91.9%	6.0 Weeks	6.5 Weeks
▪ Local: more than 2 months	8.1%	10.3 Weeks	9.7 Weeks
Housing developments			
Major	42.6 Weeks	14 Weeks	60.7 Weeks
Local housing developments	8.2 Weeks	8.6 Weeks	9.2 Weeks
▪ Local: less than 2 months	76.5%	5.7 Weeks	6.2 Weeks
▪ Local: more than 2 months	23.5%	15.1 Weeks	12.1 Weeks

Category	Average timescale (weeks)		
	2020-2021	2020-2021	2020-2021
Business and industry			
Major	25 Weeks	12.6 Weeks	21.9 Weeks
Local business and industry	9.9 Weeks	6.8 Weeks	7.7 Weeks
▪ Local: less than 2 months	76.2%	5.8 Weeks	6.2 Weeks
▪ Local: more than 2 months	23.8%	14.9 Weeks	12.1 Weeks
EIA developments	0	0	0
Other consents <sup>1</sup>	5.7 Weeks	5.7 Weeks	7 Weeks
Planning/legal agreements <sup>2</sup>			
▪ Major: average time	32 Weeks	-	70.5 Weeks
▪ Local: average time	7.2 Weeks	-	63.8 Weeks

<sup>1</sup> Consents and certificates: Listed buildings and Conservation area consents, Control of Advertisement consents, Hazardous Substances consents, Established Use Certificates, certificates of lawfulness of existing use or development, notification on overhead electricity lines, notifications and directions under GPDO Parts 6 & relating to agricultural and forestry development and applications for prior approval by Coal Authority or licensed operator under classes 60 & 62 of the GPDO.

<sup>2</sup> Legal obligations associated with a planning permission; concluded under section 75 of the Town and Country Planning (Scotland) Act 1997 or section 69 of the Local Government (Scotland) Act 1973

## B: Decision-making: local reviews and appeals

Type	Total number of decisions		Original decision upheld		
	2020-2021	2019-2020		2019-2020	
	No.	No.	%	No.	%
Local reviews	4	4	100%	1	100%
Appeals to Scottish Ministers	5	3	66.7%	2	0%

## C: Context

Renfrewshire Council Planning consider that the decision making timescales are consistent with the Scottish average.

## Part 6:

# Workforce Information

Workforce information should be a snapshot of the authorities planning staff in position on the 31st of March.

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

RTPI Qualified Staff	Headcount	FTE
Development Management	9	7
Development Planning	3	2.8
Enforcement	0	
Specialists	0	
Other (including staff not RTPI eligible)	10	10

Staff Age Profile	Headcount
Under 30	4
30-39	5
40-49	10
50 and over	3

### Context

The Structure shows how Planning is made up of four areas Development Planning and Housing Strategy, Placemaking and Development Management. Staff work together across the teams within Planning as well as working with the team in housing.



## Part 7:

# Planning Committee Information

The template below allows the information on the number of meetings and site visits during 2020-21 to be recorded in a consistent format, additional guidance on what to include is within the template itself

Committee & Site Visits	Number per year
Full council meetings	6
Planning committees	4
Area committees (where relevant)	-
Committee site visits	2
LRB	2
LRB site visits	0

# P lanning P erformance F ramework

2020 - 2021