



North Ayrshire Council
Comhairle Siorrachd Àir a Tuath

Planning Committee

A Meeting of the **Planning Committee** of North Ayrshire Council will be held in the **Council Chambers, Ground Floor, Cunninghame House, Irvine, KA12 8EE** on **Wednesday, 19 June 2019** at **14:00** to consider the undernoted business.

- 1 Declarations of Interest**
Members are requested to give notice of any declarations of interest in respect of items of business on the Agenda.
- 2 Minutes**
The accuracy of the Minutes of the meeting of the Committee held on 22 May 2019 and will be confirmed and the Minutes signed in accordance with Paragraph 7 (1) of Schedule 7 of the Local Government (Scotland) Act 1973 (copy enclosed).
- 3 Hunterston Master Plan**
Submit report by the Executive Director (Economy and Communities) on the preparation of a Master Plan for Hunterston PARC by site owners, Peel Ports Group (copy enclosed).
- 4 Planning Performance Framework**
Submit report by the Executive Director (Economy and Communities) on the draft 2018/19 Planning Performance Framework report which is due to be published on the Council's website and submitted to the Scottish Government (copy enclosed).
- 5 Urgent Items**
Any other items which the Chair considers to be urgent.

Planning Committee Sederunt

Tom Marshall (Chair)
Timothy Billings (Vice-Chair)
Robert Barr
Ian Clarkson
Robert Foster
Christina Larsen
Shaun Macaulay
Ellen McMaster
Ronnie McNicol
Donald Reid

Chair:

Apologies:

Attending:

**Planning Committee
22 May 2019**

Agenda Item 2

Irvine, 22 May 2019 - At a Meeting of the Planning Committee of North Ayrshire Council at 2.00 p.m.

Present

Tom Marshall, Timothy Billings, Robert Barr, Ian Clarkson, Robert Foster, Christina Larsen, Shaun Macaulay, Ellen McMaster, and Ronnie McNicol.

In Attendance

J. Miller, Senior Manager (Planning), T. Ledingham, Planning Officer, and A. Gemmell, Planning Officer (Economies and Communities); A. Craig, Senior Manager (Legal Services); and E. Gray, Committee Services Officer (Chief Executive's Service).

Chair

Councillor Marshall in the Chair.

Apologies for Absence

None.

1. Declarations of Interest

There were no declarations of interest by Members in terms of Standing Order 10 and Section 5 of the Code of Conduct for Councillors.

2. Minutes

The Minutes of the special meeting of the Planning Committee held on 24 April 2019 were confirmed and the Minutes signed in accordance with Paragraph 7 (1) of Schedule 7 of the Local Government (Scotland) Act 1973.

3. Enforcement Procedures under Section 127 of the Town and Country Planning (Scotland) Act 1997: Land to North East of Birchbrae, Corrie, Isle of Arran KA27 8JP

Submitted a report by the Executive Director (Economy and Communities) which provided an update on an item continued from the Planning Committee meeting held on 24 April 2019 pending a site investigation of land to the north east of Birchbrae, Corrie, Isle of Arran, KA27 8JP

A report was submitted to a previous meeting of the Planning Committee which sought approval to serve a Notice under Section 127 of the Town and Country Planning (Scotland) Act 1997, as amended, to seek the removal of a quantity of spoil material from a nearby approved development site which had been deposited on an area of wild hillside to the north east of Birchbrae, Corrie. At the last meeting the Committee were informed that work set out in the proposed notice had been carried out, following which they agreed to continue consideration pending a site inspection.

The committee were advised of a site inspection which was conducted by Planning Officers on 29 April 2019 which concluded that the material had been removed with the contours of the site restored to the previous wild hillside state.

The Committee unanimously agreed to note the findings of the site visit report and that the serving of an enforcement notice is no longer required.

4. Grouping of Trees adjacent to the A841 between Rosa and Cnocan Bridge, near Brodick, Arran

Submitted a report by the Executive Director (Economy and Communities) on the process and merits of protecting a group of trees along the A841.

The Senior Manager (Planning) informed the Committee that a number of trees which run along the A841 had been marked suggesting that works were due to be carried out. The Committee were asked to consider the merits of issuing a temporary Tree Preservation Order (TPO) for six months to allow a further investigation to take place to establish the intention of the markings.

Councillor McMaster questioned if it would be possible to extend the proposed TPO to include the trees on the south side of the A841 between Brodick Primary School and the B880 as a number of these have also been marked.

The Committee agreed to postpone consideration to later in the meeting to allow an updated location plan showing the proposed extent of the TPO from Cnocan Bridge to Brodick Primary School to be produced and circulated.

5. Clyde Regional Marine Plan

Submitted a report by the Executive Director (Economy and Communities) on the preparation of a Regional Marine Plan for the Clyde which is currently at the pre-consultation stage.

The Senior Manager (Planning) outlined the report and displayed supporting slides which provided information on the five guiding principles, aims, visions, objectives and policies of the plan as well as the role of the Clyde Marine Planning Partnership, how the regional plan feeds into Scotland's National Marine Plan and the progress of other Marine Planning Partnerships.

A number of comments which will form the basis of the Council's response to the Clyde Marine Planning Partnership were also discussed including resourcing implications on Local Authorities. Discussion also took place around the relationship between the Regional Marine Plans and the Islands Bill and why there was no mention of the bill in the plan.

The Committee unanimously agreed:

- (a) to support the general themes of the content of the pre-consultation draft Clyde Regional Marine Plan;

- (b) that the comments set out in the report, plus one additional comment about links with the Islands Bill, form the basis of the Council's response to the Clyde Marine Planning Partnership on the draft Plan, including the recommendation that greater prominence within the plan is given to both the Clyde's major assets and its existing plans, programmes and proposals, including the Ayrshire Growth Deal and North Ayrshire Tourism Action Plan; and
- (c) that further detail is sought on the future implementation and monitoring of the Plan, specifically, the anticipated role and responsibilities of Local Authorities.

6. Planning Enforcement Charter

Submitted a report by the Executive Director (Economy and Communities) on the updated Planning Enforcement Charter. A copy of the charter was appended to the report.

The Senior Manager (Planning) outlined the report and highlighted that the charter, which requires updating every two years, sets out a statement of the authority's policies with regards to taking enforcement action. Members were informed that no major changes had been made to the previous version.

Councillor Billings suggested that clarity had to be provided around how suspected planning breaches should be reported, namely that reports in person or by phone must be followed up in writing.

The Committee unanimously agreed to approve the updated Planning Enforcement Charter subject to the minor clarification around how suspected planning breaches should be reported.

7. Grouping of Trees adjacent to the A841 between Rosa and Cnocan Bridge, near Brodick, Arran

The Committee agreed to give further consideration of Agenda Item 4 - Grouping of Trees adjacent to the A841 between Rosa and Cnocan Bridge, near Brodick, Arran following the production and circulation of a location plan displaying the proposed update to the TPO boundary.

The Committee unanimously agreed to serve a temporary Tree Preservation Order with respect to a grouping of trees adjacent to the south side of the A841 between Brodick Primary School the junction with the String Road and also on both sides of the A841 from the junction with the String Road to the Cnocan Bridge, Arran under Section 160 of the Town and Country Planning Act (Scotland) 1997 to allow for further investigation as to whether a permanent TPO is required.

8. Urgent Items

8.1 Standards Commission Update

The Senior Manager (Legal Services) provided a verbal update on a Standards Commission case which involved Councillors from Midlothian whose misconduct related to Planning.

The case involved two Councillors who carried out unofficial site visits in relation to a planning application due to be determined by officers and spoke only to objectors and not the applicant. The application was then called in by one of these members who also spoke negatively of the application at the committee meeting. Following a report to the Standards Commission both members were found to have breached the Code of Conduct by inspecting the site from only an objector's property and giving the appearance of being unfair and biased towards one of the parties. Both members were suspended for one month following an investigation.

The Committee were asked to note the update and remain mindful of the Standards Commission's guidance at all times.

Noted.

The Meeting ended at 2.30 p.m.

NORTH AYRSHIRE COUNCIL**19 June 2019****Planning Committee**

Title: Hunterston Master Plan**Purpose:** To advise the Planning Committee on the preparation of a Master Plan for Hunterston PARC by site owners, Peel Ports Group, and to seek approval for comments on the draft Master Plan.**Recommendation:** It is recommended that the Planning Committee:

- 1) Approves the response to Peel Ports Group on the Master Plan for Hunterston PARC (see Appendix 1).
-

1. Executive Summary

- 1.1 Peel Ports Group is consulting on a Master Plan for Hunterston Port and Resource Centre (PARC). The Master Plan outlines a number of indicative uses for Hunterston, many of which align with the Local Development Plan. The Master Plan would raise awareness of the opportunities for development of the site.
- 1.2 A response to Peel Ports Group setting out comments on the Master Plan has been prepared by Officers. The comments reiterate that (a) North Ayrshire Council supports the re-development of Hunterston PARC, which is recognised as having the enabling capability to bring international levels of investment to Scotland and Ayrshire, via the Proposed Local Development Plan and Ayrshire Growth Deal; (b) recommends that the Master Plan could be more concise, more engaging in its presentation and clearer in its message of the overarching strategy and opportunities for Hunterston PARC; and (c) outlines concerns with the socio-economic study, which should be a more positive and aspirational about the potential that Hunterston possesses to transform the regional economy.
- 1.3 In line with the emphasis the Council places on community engagement, it is considered that robust community engagement must be at the heart of the successful regeneration of Hunterston, working in partnership with local people and organisations to deliver shared outcomes. The importance of this approach is underlined in the response to the Master Plan. Further discussion is proposed with Peel Ports Group to explore the support the Council can give to the Master Plan following the consultation.

2. Background

- 2.1 Peel Ports Group has published a Master Plan for Hunterston Port and Resource Centre (PARC) and is seeking comments on the proposals for the 120-hectare site during a six-week public consultation. Public events were held at both Fairlie and Millport.
- 2.2 The site was initially developed as an iron-ore terminal to service the iron and steel industry in the 1970s. Until recently Hunterston's primary trade was the import of coal. However, a policy shift in favour of zero-carbon technologies and the closure of Scotland's coal-fired power stations saw coal imports diminish to zero, leaving Hunterston's role for coal import and storage obsolete. Peel Ports Group has since set out to repurpose Hunterston, which is currently being remediated. The removal of obsolete equipment is predicted to be completed next year.
- 2.3 Hunterston's deep water port; available land and transport links – including the ability to make use of rail freight – present a unique set of opportunities which Peel Ports Group is looking to maximise. The ambition is for Hunterston PARC to support industrial growth in Scotland with investment that enables: efficient logistics; smart management of assets and energy production to drive new industry on site. It envisages that Hunterston PARC will become a multi-modal centre for exporting, importing, processing, recycling and distributing resources.
- 2.4 The indicative uses for Hunterston identified by Peel Ports Group within the Master Plan are as follows:
- a) Liquid Natural Gas (LNG) Terminal
 - b) Combined Cycle Gas Turbine (CCGT) Power Station
 - c) Train manufacturing plant
 - d) Modular Manufacturing
 - e) Concrete Batching
 - f) Marine Construction and Decommissioning
 - g) Land-based Aquaculture
 - h) Plastics recycling and storage
- 2.5 Analysis undertaken for the Master Plan, including a comparison with similar developments elsewhere in the UK, indicates that the redevelopment of Hunterston could support over 1,700 jobs and add over £140 million in economic value to Scotland.
- 2.6 The emerging North Ayrshire Local Development Plan (LDP2), currently at examination, identifies Hunterston as a Strategic Development Area and supports a wide range of future uses for both the port and marine yard and the nuclear estate. While many of the indicative uses set out in the Master Plan are compliant with the direction and general strategic approach of LDP2 (and the existing LDP), further detail to consider the merits of all of the indicative uses, in particular power generation, decommissioning of vessels and land-based aquaculture, would be required.
- 2.7 The Master Plan incorporates a lengthy Socio-Economic Study. It is considered that the tone of this section and discussion of population decline and unemployment in North Ayrshire is overly negative and fails to address more recent interventions such as Ayrshire Growth Deal or wider travel to work patterns. It is not considered relevant to provide this information in this way. The information presented should be relevant to the proposals that the promoter is seeking to achieve. Therefore the ability of the site to attract, for example, an available and skilled workforce from within a travel to work

area, access university educated workforce relevant to the sector, the supply chain, goods to market, and facts and figures that demonstrate the ability of the site to be a competitive and successful location is most relevant. It would be preferable if the Master Plan concentrated on the opportunities that exist, with a more positive and aspirational outlook.

- 2.8 An overview of the potential impacts of development in relation to the environment is provided within the Master Plan. It is important that the Master Plan does recognise the sensitivities of the site, however, this section does not fulfil environmental assessments that may be statutorily required for development proposals, or, indeed a formalised Master Plan. In this regard, the status of the Master Plan is non-statutory. Local Development Plan 2 makes it clear that only limited weight will be attached to such plans that have not been approved by Council as Planning Authority. Planning Services will work with Peel Ports Group to explore how a revised Master Plan may be considered for support by the Council in the future.

3. Proposals

- 3.1 It is recommended that the Planning Committee approves the proposed response to Peel Ports Group on their master plan for Hunterston PARC (see background paper).

4. Implications/Socio-economic Duty

Financial:	None
Human Resources:	None

Legal:	None
Equality/Socio-economic Duty:	To be addressed by Peel Ports Group
Children and Young People:	To be addressed by Peel Ports Group
Environmental & Sustainability:	The Master Plan identifies a range of environmental issues that could form the basis of a formal Environmental Impact Assessment or Strategic Environmental Assessment, however no formal assessment of the proposals has been undertaken at this time.
Key Priorities:	The Master Plan envisages significant job creation and economic value which would support key priorities relating the employment and the economy set out in the Council Plan.
Community Benefits:	The proposed response advocates a 'community wealth building' approach to enhance the local economy. Community wealth building is an approach to delivering an inclusive economy through focusing on the role of anchor institutions and other large employers in supporting and developing the local economy in which they are located through their role as purchasers, employers, owners of assets, and enablers of wider economic activity.

5. Consultation

- 5.1 In compiling this report, Planning Services have liaised with Economic Growth Services and Economic Policy.



Karen Yeomans
Executive Director – Economy and Communities

For further information please contact **Alistair Gemmell, Planning Officer**, on **01294 324021**.

Background Papers

None

Hunterston Master Plan – May 2019

North Ayrshire Council Response

1. We welcome the opportunity to comment on the Hunterston Master Plan and Peel Ports Group's commitment, expressed as an overarching principle, to active liaison and discussion with all stakeholders. Community engagement and public participation is a pre-requisite of successful masterplanning and we look forward to working with you throughout this process and beyond.
2. North Ayrshire Council's mission is to work together to improve well-being, prosperity and equity in North Ayrshire. We are hugely ambitious for our people, our places and our economy and seek to be bold, innovative and pioneering so we can attract investment, create employment and build a North Ayrshire that makes us proud. In this context, we recognise the strategic national importance of Hunterston and the potential that bringing the site back into productive, economic use can have to this area.
3. This position is reflected in the recently agreed Ayrshire Growth Deal and our Proposed Local Development Plan. Published in April 2018 and currently at examination, Local Development Plan (LDP) 2 identifies Hunterston as a Strategic Development Area and supports a wide range of future uses for both the port and marine yard and the nuclear estate. Our comments on the draft Master Plan reflect this planning framework.

General comments

4. The Master Plan, in its current guise, would benefit from significant refinement if it is to provide a clear and effective framework for Hunterston moving forward. The document does a good job in describing Hunterston's key assets, however we feel it could be improved by becoming more focused; removing areas of repetition and stating key messages and proposals more concisely and effectively. Our detailed comments below indicate how this could be achieved.

Section 1.0 Introduction

5. It is noted that you have followed 'Guidance on the Preparation of Port Master Plans', published in 2008 by the Department of Transport but that there is no requirement for a port to produce a master plan and that the status of this master plan is non-statutory.
6. Para 1.12 indicates the Master Plan is not an application for planning permission, but provides a framework for setting out the port's medium and long-term aspirations. LDP2 recognises that for Strategic Development Areas, masterplans may be either prepared by the planning authority or by another party. LDP2 makes it clear that only limited weight will be attached to proposals that have not been approved by Council

as planning authority. We are happy to work with Peel Ports Group to explore how a revised Master Plan may be considered for support by the Council.

Section 2.0 A Context

7. This section provides a concise summary of the historical context to the Hunterston Parc site and how future development could contribute to several Scottish Government policies and strategies.
8. Alongside the historical context, a description of the physical context for the site and its surroundings should be provided, which, for example, could refer to the nuclear power stations; the historic Hunterston estate and nearby settlements. This context would give the document a more 'place-based' focus. The unique opportunities that exist at Hunterston which underpin its future prospects (i.e. its deep water, extensive land and transport links) could usefully be reiterated here, as they could in the 'Opportunity' section of the Executive Summary.

Section 3.0 Business Vision

9. This section sets out Peel Ports Group's ambition for Hunterston PARC to support industrial growth in Scotland with investment that enables: efficient logistics; smart management of assets and energy production to drive new industry on site. It envisages Hunterston PARC will become a multi-modal centre for exporting, importing, processing, recycling and distributing resources.
10. Six principles have been established to guide the pursuit of these goals: focusing on commodities and technologies of the future; supporting the circular economy; diversification; creating employment; utilising Hunterston PARC's special capabilities; and addressing the big challenges by prioritising activity that is valuable to all. We would support these principles. Of the benefits the development of Hunterston PARC may provide, our key interest is in the creation of a variety of jobs, including those in skilled and emerging sectors. We would like to see Peel Ports Group embrace a 'community wealth building' approach to enhance the local economy. Community wealth building is an approach to delivering an inclusive economy through focusing on the role of anchor institutions and other large employers in supporting and developing the local economy in which they are located through their role as purchasers, employers, owners of assets, and enablers of wider economic activity. We feel this approach aligns with many elements of the Master Plan.
11. A long-list of potential development and operational activities are introduced at paragraph 3.10, including: bulk handling facilities for importing, processing and distributing dry and bulk liquid cargoes, including liquified natural gas (LNG); offshore wind energy; construction for marine and offsite manufacturing; decommissioning vessels and oil and gas structures; materials management; heat and power generation, from LNG and renewable sources. The key concern for the Council as

planning authority is whether these proposals conform with the Development Plan. While many of these uses are compliant with the direction and general strategic approach of LDP2 (and the existing LDP), we would require further detail to consider the merits of others, namely power generation, LNG storage, the decommissioning of vessels and, noted elsewhere within the Master Plan, land-based aquaculture. In this regard, the Master Plan is a legitimate means of Peel promoting overarching strategic proposals and a means of discussing the future development of Hunterston, including with the Council; it should be noted, however, the Master Plan is not Council endorsed, at least in its current form.

12. Simply in terms of presentation, we feel there is scope to go beyond using just text to illustrate the overarching framework for future development at Hunterston PARC within the masterplan and potential interrelationships. In addition, more prominence could be given to the potential of Hunterston as an 'energy hub' in relation to Scotland's wider aspirations for a low carbon economy, as set out in the National Planning Framework and Local Development Plan and the identification of Hunterston as a centre for research into low carbon energy within the Ayrshire Growth Deal.

Section 4.0 Socio-Economic Study

13. Our main concerns with the Master Plan surround the Socio-Economic Study. We feel that the tone of this section and discussion of population decline and employment – introduced in the Executive Summary under the title 'the local challenge' – and elsewhere in the document – is overstated and overly negative. It would be preferable if the Master Plan concentrated on the opportunities that exist: the site's unique attributes; the Ayrshire Growth Deal and North Ayrshire Council's plans; and the wider economy and policy framework in general. This approach would give the Master Plan a more positive and aspirational outlook.
14. The area of focus for the study is largely North Ayrshire. We understand why this is the case but we would expect Hunterston as an asset will pull talent from – and have an economic impact beyond – North Ayrshire's boundaries. A more comprehensive look at the travel to work area would perhaps be more appropriate and contextualise the master plan more effectively.
15. Considering the above, and the caveats that must accompany the use of data in such an exercise, our view remains that the study need not form part of the Master Plan, or at least should be significantly reduced in length to provide a brief summary, potentially within Section 2.0. At 39 pages, the structure of this section and level of detail presented detracts from what should be the focus of the Master Plan and is arguably unnecessary for a site where future development is supported and the potential well understood.

16. The socio-economic study section also includes a section on the impact of potential development (in terms of economic output and job creation), where an illustrative land use plan for Hunterston Parc is presented alongside a more detailed list of indicative uses. In terms of the layout of the document, it may be better if this was a separate section highlighting the key development proposals/opportunities for Hunterston PARC. We would like to understand better the rationale behind the job numbers and how these have been identified – for example, the train manufacturing plant accounts for 58% of jobs in the masterplan but the recent Talgo enquiry was unsuccessful. We would like to understand more about the viability of the different areas of activity and how these have been defined and identified.

Section 5.0 Planning, Transport and Marine Policy

17. The main point of note is that the discussion of the planning context confuses the English and Scottish planning systems (e.g. the second part of para. 5.12, which refers to the Planning and Compulsory Purchase Act, and para. 5.13 on the Localism Act). This section could also touch on relevant energy and economic policies at a national, regional and local scale.
18. With regard to transport, Transport Scotland is progressing work on the National Transport Strategy (NTS) review and the second Strategic Transport Projects Review (STPR2). This work will set the vision, policies and projects for Scotland's Strategic Transport network for the coming 20 years. As part of this work Transport Scotland is establishing regional Transport Working Groups, and will take forward discussions with the Ayrshire partners on appropriate working arrangements. Transport Scotland and the recently appointed STPR consultant team will work with the regional group to develop the evidence base around problems and opportunities, define transport planning objectives and undertake regional transport appraisal work. This work will inform the review of emerging NTS policies and the work on STPR2 and ensure that appropriate consideration is given to Ayrshire's transport infrastructure and the Growth Deal projects when setting the regional and national policy and intervention priorities.

Section 6.0 Environmental Considerations

19. This section is presented as a narrative, outlining an overview of the potential impacts of development in relation to: biodiversity; heritage; air quality; odour; climate change; flooding; waste management; contaminated land; dredging; energy efficiency; noise; visual impact and water quality. It should be made outwardly clear that this section is not intended to fulfil environmental assessments that may be statutorily required for development proposals, or, indeed a formalised masterplan, should the intention be for the Council to approve and adopt the masterplan. It is important that the masterplan does recognise the sensitivities of the site, however, you may want to consider whether the level of detail is required for this document.

20. Further to simply protecting the environment, we would also welcome consideration of how the development of Hunterston Parc could enhance the local environment, including for local residents, and detail on any ongoing or proposed monitoring of environmental impacts (alluded to later on in the document at para 9.9).

Section 7.0 Transport

21. In the context of the current review of national and regional transport strategy and of strategic transport projects (see para. 18 above), it may be useful for the Master Plan to outline more detail on the required improvements to the local network, for example the A78 where the traffic infrastructure is described in the Master Plan as 'poor'. This point is particularly important if there are to be increased freight movements by road.

Section 8.0 Stakeholder Engagement

22. We note the details set out in the chapter on your proposals for stakeholder engagement and commitment to pre-application discussions with relevant stakeholders. We would support the establishment of a Master Plan Stakeholder Group to enable early and constructive dialogue regarding the development of the site.

Section 9.0 Implementation & Review

23. As noted above, we are happy to work with Peel Ports Group to explore how a revised Master Plan could be supported by the Council, taking account of Local Development Plan 2, which we expect to adopt towards the end of 2019.

Conclusion

24. North Ayrshire Council supports the re-development of Hunterston PARC, which is recognised as having the enabling capability to bring international levels of investment to Scotland and Ayrshire, notably by the Proposed Local Development Plan and Ayrshire Growth Deal.
25. The draft Master Plan does a good job in highlighting that Hunterston PARC represents a unique asset and outlining the relevant environmental considerations but would benefit from some refinement to form a document that is more concise, more engaging in its presentation and clearer in its message of the overarching strategy and opportunities for Hunterston Parc. Our main concerns with the Master Plan relate to the socio-economic study, which we consider should seek to present a more positive and aspirational picture of the potential that Hunterston processes to transform the local economy.
26. In line with the emphasis the Council places on community engagement, we consider that robust community engagement must be at the heart of the successful

regeneration of Hunterston, working in partnership with local people and organisations to deliver shared outcomes and we support Peel Ports' intentions in this regard. Further discussion and deliberation regarding the status of the Master Plan is welcomed, as this will influence the level of support the Council can give to the process and its status in relation to the development plan.

NORTH AYRSHIRE COUNCIL
19 June 2019**Planning Committee**

Title: Planning Performance Framework

Purpose: To present the 2018/19 Planning Performance Framework report for publication and submission to the Scottish Government.

Recommendation: It is recommended that Planning Committee approves the content of the latest Planning Performance Framework report (Appendix 1); its submission to Scottish Government and its publication on the Council website.

1. Executive Summary

- 1.1 The Planning Performance Framework (PPF) was introduced in 2012, developed by Heads of Planning Scotland in response to the Scottish Government's planning reform agenda. PPF captures key elements of a high-performing planning service, giving a balanced measurement of the overall quality of the service while contributing towards driving continuous improvement.
- 1.2 All planning authorities, strategic development plan authorities and seven key agencies submit a PPF report on an annual basis to Scottish Government. PPFs also report on a set of agreed performance markers on which the Scottish Government provide feedback.
- 1.3 Our latest PPF Report, the eighth to be prepared, covers the period April 2018 to March 2019. It reports on the feedback from Scottish Government on last year's PPF; outlines case studies that demonstrate we are a high-quality planning service (Part 1); provides a performance update in relation to development management, development planning, planning enforcement and development land (Part 2); and considers our service improvement actions (Part 3).

2. Background

- 2.1 The 2018/19 Planning Performance Framework Report (PPF8) opens by highlighting some of the key achievements of the planning service over the past 12 months, including inclusion on the shortlist for Local Authority Team of the Year at the 2019 RTPI Awards for Planning Excellence. This introductory section also reports on the feedback provided by Scottish Ministers on PPF7, covering the period April 2017 to March 2018, which was submitted to Scottish Ministers in July 2018. In January 2019, the Minister for Local Government and Housing provided feedback on PPF7 based around the 15 performance

markers. Using a 'traffic light' scoring system, the Planning Service was rated green against all 13 performance markers applicable during the monitoring year. This represents a continuation in the improvement of our overall markings over that last six years and the first time no red or amber ratings were given.

- 2.2 Part 1 of PPF8 documents the qualitative story of the past year's performance, supported by a number of case studies, across four areas of activity in order to define and measure a high-quality planning service. The areas for performance assessment include 'quality of outcomes', 'quality of service and engagement', 'governance' and 'culture of continuous improvement'. Full details are available within Appendix 1.
- 2.3 Case studies including Hope Homes' development at Seamill; land restoration associated with the Dalry bypass; and our innovative engagement with Homes for Scotland on the Local Development Plan and Housing Land Audit and have been used to demonstrate (a) the added value delivered by planning; (b) positive actions to support sustainable economic growth, initiatives to work consistently with stakeholders and deliver a positive customer experience; (c) to illustrate how structures and processes are proportionate, effective and fit for purpose; and (d) the improvements and changes implemented in the last 12 months.
- 2.4 Part 2 of the PPF8 is focused around National Headline Indicators – quantitative indicators which examine all aspects of the planning process, providing data on areas such as planning decision making timescales, the progress of the Local Development Plan, and the level of the housing land supply – and Official Statistics, which together provide an accurate and reliable account of performance over time. An update in respect to the performance markers is also provided.
- 2.5 Highlights include a further improvement in determination timescales for householder planning applications. During 2018/19 the Planning Service determined 268 householder applications in an average of 4.3 weeks. Our determination timescales across all application types remains exemplary.
- 2.6 Part 3 of the PPF reports on the delivery of service improvement actions committed in the previous year and planned service improvements for 2019/20. The focus of the Planning Service continues to be driving improved performance; positioning the Service to promote placemaking; promoting the plan-led system and the achievements of the Service, while meeting statutory requirements.

3. Proposals

- 3.1 That the Committee approves the content of the latest Planning Performance Framework report (Appendix 1); its submission to Scottish Government and its publication on the Council website.

4. Implications

Financial:	N/A
Human Resources:	N/A

Legal:	N/A
Equality:	N/A
Children and Young People:	N/A
Environmental & Sustainability:	N/A
Key Priorities:	The Planning Performance Framework report contributes to increasing the levels of accountability and transparency within the planning service; promoting the role of the service and continual improvement. This supports many of the
Community Benefits:	N/A

5. Consultation

5.1 None



Karen Yeomans
Executive Director – Economy and Communities

For further information please contact **Alistair Gemmell, Planning Officer** on **01294 324021**.

Background Papers

N/A

June 2019

Planning Performance Framework

2018/19



North Ayrshire Council
Comhairle Siorrachd Air a Tuath

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Highlights



**Local Authority Team
of the Year finalist,
RTPI Awards for
Planning Excellence**



**Further reduction
in Householder
application
determination
timescales**

4.7 > 4.3 weeks



**Proposed LDP2
approved, published
for representations
and submitted to
Scottish Ministers in
just 5 months**

**Stimulating the
Housing Market in
North Ayrshire
through
collaboration with
the housing
building industry**



Introducing...

North Ayrshire Council Planning Service

North Ayrshire's Planning Service is committed to ongoing service transformation and improvement and investment in staff to create an efficient, effective and innovative service which delivers measurably leading practice in Scotland. Our consistent high performance comes in the context of the staffing complement within the service being amongst the lowest in Scotland.

The true value of the impact of Planning Services is not only measured in speed and efficiency of processes but also substantive impact of outcomes. As outlined, we can lay claim to developing and implementing transformational solutions to achieve better outcomes for people and places, within constrained resourcing environment. This has led to nationally leading practice for the integration of statutory planning processes with community empowerment agenda to ensure that planning outcomes have a truly democratic footing whereby community influence in the plan-making process is tangible and transparent; and the process is inclusive through the geography of the region.

The Planning Service has acted as a stimulant to a sluggish housing market, to prime private sector interest, and, in doing so, ensured the Council is the first in Scotland to secure consecutive undisputed housing land audits, housing strategy and land supply target and site selection process that have been commended by the industry body, Homes for Scotland. This has relied on embedding market intelligence and

collaboration and partnership with industry to transform what is typically an adversarial and resource intensive process to a position where planning authority and housing industry both align on the right strategic approach to stimulating housing. This, in turn, brings greater confidence to communities over development expectations and meets community planning priorities to grow the region's population.

The Council offers the most efficient development management service in Scotland and can claim to have the fastest determination timescales on a consistent basis. It also continues to play a crucial facilitation role in delivering a number of significant transformational public-sector capital projects, by aligning multi-disciplinary around quality placemaking development product, and delivering the planning stage with maximum efficiency.

Ahead of us, the **Ayrshire Growth Deal**, agreed in March 2019, will be transformational for the regional economy. With a value of over £250 million, investment will help drive economic development across Ayrshire, boosting jobs, creating opportunity and encouraging further inward investment in addition to being the catalyst for regeneration.

The role of the Planning Service in the implementation of the Ayrshire Growth Deal projects in North Ayrshire and wider growth and investment opportunities will be vital in achieving good placemaking and positive outcomes for our communities.



Planning Performance Framework

The planning performance framework was introduced by planning authorities in 2012. Developed by Heads of Planning Scotland and supported by the Scottish Government the framework captures key elements of a high-performing planning service, such as:

- speed of decision-making;
- certainty of timescales, process and advice;
- delivery of good quality development;
- an overall 'open for business' attitude.

The framework gives a balanced measurement of the overall quality of the planning service and contributes towards driving a culture of continuous improvement.

All planning authorities, strategic development plan authorities and seven key agencies prepare a Planning Performance Framework (PPF) report on an annual basis and receive feedback from the Scottish Government. PPF reports contain both qualitative and quantitative elements of performance and set out proposals for service improvement. They also report on a set of Performance Markers which were agreed by the High-Level Group on Planning Performance in 2013.

¹ The remit of the High-Level Group on Planning Performance includes supporting improved planning performance and linking performance with planning fees. The Scottish Government and the Convention of Scottish Local Authorities (COSLA) co-chair the group with the remaining members comprising: Heads of Planning Scotland; the Society of Local Authority Chief Executives; the Society of Lawyers and Administrators in Scotland and the Royal Town Planning Institute.

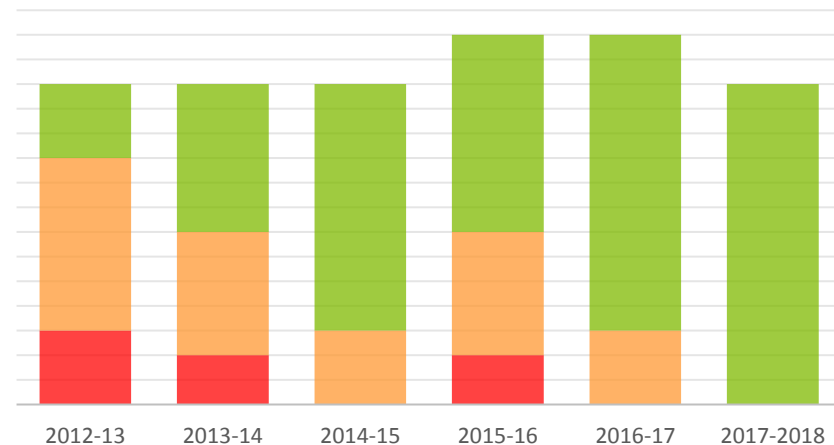
Scottish Government Feedback 2017/18

North Ayrshire Council's seventh Planning Performance Framework Report, covering the period April 2017 to March 2018, was submitted to Scottish Ministers in July 2018. In January 2019, the Minister for Local Government and Housing provided feedback on the report based around the 15 performance markers agreed by the High-Level Group on Planning Performance. Red, Amber or Green ratings were awarded based on the evidence provided, giving an indication of performance and the priority areas for improvement action.

The graphic below illustrates that, for 2017/18, the Scottish Government rated us **green** against **all 13 performance markers** applicable during the monitoring year. This represents a continuation in the improvement of our overall markings over that past six years.

Part 2 of this Planning Performance Framework Annual Report details the rating given for each performance marker; the feedback received from the Scottish Government; and a summary analysis of how the Council is performing 12 months on.

► Scottish Government Feedback: <https://tinyurl.com/yy6j8ng8>



Part 1 – Demonstrating a high-quality planning service

The Planning Performance Framework Annual Report aims to provide both quantitative and qualitative evidence to illustrate the performance of the Planning Service over the past 12 months, with a focus on our improvement journey.

Part 1 of the Planning Performance Framework Annual Report seeks to document the qualitative story of the past year's performance, supported by case studies.

The narrative is structured around the following four themes:

A: Quality of Outcomes – Demonstrating the added value delivered by planning;

B: Quality of Service and Engagement – Demonstrating positive actions to support sustainable economic growth, initiatives to work consistently with stakeholders and deliver a positive customer experience;

C: Governance – illustrating how structures and processes are proportionate, effective and fit for purpose;

D: Culture of Continuous Engagement – improvements and changes in the last 12 months.

A. Quality of Outcomes

A1. Case Study: Housing development in Seamill

Collaboration between planning and transportation officers and developer Hope Homes has put placemaking at the centre of a development of 124 new homes at Seamill, West Kilbride

Extensive pre-application discussions were carried out with the developer, both prior to submission of the application in principle in 2016, and for each subsequent detailed application. The site was identified at an early stage as a key site on the entrance to West Kilbride, with need for appropriate design. A key consideration was also to ensure the placemaking concept was integrated from the outset, particularly important given the developer's intention to phase the development.

The use of processing agreements has seen the timeous determination of a number of **MSC** and further applications throughout 2017, 2018 and 2019, with the site now under construction.

Planning and transportation officers worked through a number of various layouts with Hope Homes, taking into account the location of the site, the



proximity of a trunk road and the existing one and a half storey houses adjacent. Influence was taken from historic development within the area – in particular West Kilbride town centre – with a view to creating a

‘Place.’ A village green forms part of the first phase of the development, with a variety of one, two and two-and-a-half storey house types. The mix of house types has created interest with the larger house types positioned to produce focal points through the site. Traditional materials and detailing have also been used throughout the site to further enhance the coherent design and sense of place.



A design brief and masterplan provide continuity throughout the development phases, which will include 31 affordable housing units to be taken into ownership by the Council. The development has created a strong entrance to West Kilbride, complementing the existing settlement.

It links to the main road, transport nodes and the town centre, whilst also creating a neighbourhood of its own.

“We would like to acknowledge North Ayrshire Council Planning Department for their efforts in determining this planning application.

We would note that the culture of positive engagement with ourselves and Hope Homes throughout the application process has led to a design solution which we are very proud of and we are excited at the prospect of seeing this phase being developed out to enhance the overall masterplan”.

Steven Denham – Managing Director, Denham / Benn

The development will contribute to North Ayrshire’s commitment to deliver a mix of quality homes, in terms of size and tenure, throughout its area and meeting housing supply targets, including affordable housing provided through Council tenure houses. It has also been successful in generating interest from other house builders in what was a low performing market area.

The development also helps underpin the Council’s efforts to ensure a high level of design and placemaking in all development.

Case Study	A1. Housing development, Seamill					
Themes	A: Quality of outcomes			B: Quality of services and engagement		
Performance Markers	1	2	3			
Key Areas of Work	Placemaking / Design					
Stakeholders	Local Developers / Authority Planning Staff					
Project Lead	Iain Davies					



A2. Case Study: Mineral workings restoration, Dalry

The restoration of over 12 hectares of abandoned mineral workings has been achieved over an 18-month period by working in close partnership with Farrans Roadbridge JV, contractors appointed to construct the A737 Dalry Bypass, and SEPA. This work has directly improved environmental quality and amenity, bringing land back into productive agricultural use.

The A737 Dalry Bypass is a major road infrastructure project for North Ayrshire which, when complete, will encourage improved economic and employment opportunities through better journey time reliability for motorists and businesses along the length of the A737 and improved safety for both rural road users and communities by separating local and strategic traffic.

Although the design of the bypass was intended to utilise as much 'cut and fill' as possible along the route of the new road, the contractor identified the need for some surplus soil and rock material to be removed for re-use elsewhere. One of the aims of the Planning Services is to tackle the legacy of vacant and derelict land in North Ayrshire, many of which involve former mineral workings in rural or urban fringe locations. Four such sites around Dalry were identified on a collaborative basis by the Planning Officer and bypass contractors Farrans Roadbridge JV at the outset of pre-application discussions, each with the potential to be restored with surplus excavated soils from the bypass.

One of the sites, **Lambridden Bing**, was a long-standing abandoned coal bing to the east of Dalry. Extraction of the mineral (blaes) had taken place on a piecemeal basis for decades and finally abandoned in 2009 following the collapse of Central Scotland's brickmaking industry. This left a significant scar on the rural landscape and, with no bond or similar mechanism in place, no prospect of restoration.



A planning application for land engineering operations to enable the restoration of the coal bing for use as grazing land was submitted in January 2018 and determined by the Council in February 2018. SEPA granted an exemption for the importation of the surplus rock and soils, meaning that landfill tax was not levied on the project. Crucially, this made the development viable. The result was the full restoration of 4.29 hectares of previously derelict land for productive agricultural use by the end of 2018.



At another site, **Carsehead Brickworks**, were the remains of an abandoned 20th century brickworks. The land had, in places, naturally regenerated with gorse and hawthorn. However, the ground cover concealed several deep pools and spoil heaps. Invasive alien plant species such as Japanese Knotweed and Himalayan Balsam had colonised parts of the land. The ground was significantly compromised for agricultural purposes other than for rough grazing.

Following the submission of a planning application in August 2018, a decision was taken by Planning in September 2018 to enable the restoration of the 6-hectare site in a similar manner to Lambridden. Restoration works are now nearing completion. Carsehead is a visually prominent site on the edge of Dalry. Its restoration will improve the setting of the settlement on the road approach from the east and from the Glasgow – Ayr railway.

Two further sites in the Dalry area have also benefitted in this way: a former sandstone quarry bowl (1ha) and an area of seasonally waterlogged land where a coal bing had, at some point, been removed below the original ground level without any restoration (1.25ha). Both areas have now been infilled to facilitate an expansion of the adjacent agricultural land. Planning Services granted permission in all four cases within 4 – 6 weeks of application registrations.

The availability of a large quantity of suitable fill material from a major civil engineering project has provided an opportunity to tackle significant areas of derelict land in a cost effective and efficient manner. In doing so, thousands of cubic tonnes of rock and soil were diverted from landfill.

Case Study	A2. Land Restoration, Dalry					
Themes	A: Quality of outcomes			B: Quality of services and engagement		
Performance Markers	1	2	3			
Key Areas of Work	Environment / Greenspace					
Stakeholders	Key Agencies / Authority Planning Staff					
Project Lead	Anthony Hume					



B. Quality of Service and Engagement

B1. Homes for Scotland Engagement

We have worked closely with industry body Homes for Scotland to stimulate the housing market in North Ayrshire

Since the recession in North Ayrshire, the region has faced significant challenges in recovering private sector levels of housing delivery. The Council's Local Development Plan [LDP] (2014) was produced as a response to those circumstances, and allocated a significant amount of new land allocations for housing to stimulate market demand. At the start of the preparation of the second LDP there had been little success in the allocated sites, and the Council had a significant volume of housing land, but continued suppression of delivery.

At the same time, assessment of future needs and demands was, using Government methodology, showing almost zero need for new houses over the Plan period, because it was informed by population decline predictions; which conflicts with the Council and community planning partnership ambition for population growth.

To respond to this scenario, the Council proactively worked with the development industry, through Homes for Scotland [HFS], to take an approach that jointly looked to stimulate the housing market. It was clear that a vast amount of land was not required; but that given the lack of presence and quality sites that were readily available for volume builders, that a small allocation of proven effective sites, which were backed by builders with a track record, may have a transformational impact on the housing sector by stimulating demand and demonstrating that land values and sales rates in the region could prove viable, and thereby promote other interests.



The collaboration included jointly refreshing housing land audit, to truly understand the scale of the land supply that could be realistically considered deliverable. The input of HFS and a range of volume builders was undertaken on the basis of capturing market intelligence rather rigid defence of historic allocations. At the same time a wider strategic market analysis picture was developed between the authority and industry to understand the relative marketability of towns and the capacity for building they had. This informed site selection. Site selection itself was overhauled to be focussed on deliverable sites being brought forward, and promoted sites that failed to demonstrate deliverability were not taken forward. This left only sites with a clear delivery programme and site details; and the Council worked with viable sites to ensure they could

meet the strategy needs. Of the site selection process and approach to defining a deliverable strategy to tackle profound and complex housing supply challenges HFS stated:

“We welcome the attention paid to viability of proposed allocations...North Ayrshire’s approach to marketability is an exemplar for other councils to follow”

“North Ayrshire Council is to be commended for taking such a proactive approach to understand the local market and to seek to closely align allocations to sites which are known can and will be delivered”

“HFS fully supports the growth agenda promoted by NAC”.



The LDP and allocations were approved by Council in April 2018. Objections were a quarter of those received for the predecessor; and crucially there was full industry support for the approach, which will significantly reduce the examination process for the LDP. Two of the developments are currently also preparing their pre-application processes, to be able to seek permission imminently.



Case Study	B1. Homes for Scotland Collaboration				
Themes	B: Quality of services and engagement				
Performance Markers	10				
Key Areas of Work	Housing Supply / Collaborative Working				
Stakeholders	Key Agencies / Authority Planning Staff				
Project Lead	Neale McIlvanney				

B2. Case study: Aligning statutory consents – Ardagh Glass

Front-loading the application process for both planning permission and a building warrant allowed a major local employer to quickly start work on a new warehouse.

Ardagh Glass is a major manufacturer in the region and is one of North Ayrshire's largest employers. The company has a long association with Irvine, having previously traded as Rockware Glass and produce glass bottles for the drinks industry.

Historically, locally quarried sand was the main element used in production. In more recent years, a shift has taken place to use recycled glass in the manufacturing process. As a result, Ardagh Glass required additional warehouse space at their Irvine site to store empty glass containers and pallets on site, enabling them to reduce costs associated with outsourcing a significant proportion of its handling, storage and distribution and remain competitive.

A pre-application discussion and site visit took place with Ardagh Glass, Planning Services and Building Standards during May 2018. The meeting identified all relevant regulatory issues and agreement was reached on the scope and content of both the planning application and the building warrant application. To minimise the need for pre-commencement planning conditions, it was agreed that all relevant information would be submitted within the application.

The discussion concluded by reaching agreement on the timescales for processing the applications, set out in a processing

agreement. Whilst this agreement was not a guarantee of gaining consent, the development plan policy for the area clearly favoured proposals from business and industry given the industrial allocation of the land. Consideration was also given to reducing the impacts on a nearby residential area by ensuring that any noisy activities at the warehouse took place on the side of the building facing into the factory. The design ensured that all access doors and service roads were opposite the site boundary closest to the nearest housing, some 40m away, with the 10m high warehouse acting as an acoustic barrier.

Ardagh Glass submitted their planning application and stage 1 building warrant application during March 2019. A decision was taken to grant the planning application under delegated powers in April 2019. The stage 1 building warrant was also granted at the same time.



Work to commence the development got underway the following day. Planning Services worked closely with colleagues in Building Standards to ensure a smooth passage through the statutory consent process. Positive feedback was received from Ardagh Glass.

This example highlights that Planning Services understands the need for considering closely the needs of business and industry in North Ayrshire, reaching decisions efficiently and proportionately. Planning Services also acts to ensure adequate protection of local amenity, particularly in relation to new development at older industrial sites that are near residential areas.

► 19/00161/PP

B3. Proposed Plan Engagement

The main focus of the Development Plans team this year has been progressing North Ayrshire Council's second Local Development Plan. The Proposed Plan was approved by the Local Development Plan committee on 17 May 2018 and, in collaboration with the Council's community planning team, a series of drop-in roadshows organised.

The team were keen that the Proposed Plan reached as many members of the community as possible. During May and June 2018, we hosted drop in events throughout North Ayrshire to promote the consultation and answer any questions the public may have had.

In preparing to hold meetings at convenient times and locations, we considered past experience during the Main Issues Report, with respect to attendance levels and feedback about times and locations. We drafted an initial programme and – via the community planning service – received feedback from community councils resulting in a number of changes to the programme to avoid unsuitable dates and venues.

Changes to the programme included the time, date and duration of the event at West Kilbride (where two housing developments are being proposed); a different date for the event in Millport; a different venue (nearer to a proposed housing development) in Kilwinning; as well as additional events at Stevenston and Dalry.

During the events themselves, posters and flyers were created in order to be able to reach a range of residents and interested parties from a variety of backgrounds. The flyers were particularly popular with those attending the events as they had some summary information and how to submit a representation to the Proposed Plan.

Our events were supported by colleagues from development management and community planning. In addition, where additional

housing sites were proposed, we sought to involve developers at the events. It is integral to the strategy of the LDP2 that the additional housing sites identified are deliverable; by inviting housebuilders to our roadshow events they were able to provide more clarity on the development sites, including about timescales for construction, that the Council may have otherwise been able to offer.



On the whole, it is felt that the consultation was a successful: knowledge of the Proposed Plan was undoubtedly increased within the communities and led to a number of representations being submitted through proper channels, assisting in the next stage of the process.

- ▶ see following page for a series of tweets about the consultation
- ▶ see p.X for more details on Local Development Plan 2.



C. Governance

C1. Developing a new school and respite and residential facility

The service has taken a leading role in planning for a new facility for children and young people with additional support needs (ASN).

North Ayrshire Council has ambitious plans for improved learning outcomes. Having developed numerous new mainstream schools over recent years, a review of the ASN estate was undertaken. Although education policy nationally seeks to include most children within mainstream settings, North Ayrshire Council recognised the growing need for a high quality ASN school not simply to replace its outdated schools, but also to reflect the relationship between education, health and social care.

North Ayrshire Council's Education and Skills Service and the Health and Social Care Partnership proposed a new development where specialist residential and respite accommodation dedicated to the care needs of children and young people with ASN would be co-located alongside a new ASN school, replacing four existing schools in North Ayrshire.

Site selection was undertaken by a cross-service working party at the pre-planning stage, evaluating over 15 locations for the new facility. The selection criteria required a site close to a secondary school and a town centre and large enough to accommodate both the school and respite and residential facility.

The chosen site was adjacent Auchenharvie High School in Stevenston on an area of public open space laid out as football pitches. The Council, in collaboration with SportScotland, wanted to compensate for the loss of existing grass pitches by providing improved all-weather outdoor sports pitches suitable for community and educational use.

The site raised significant opposition from local individuals and the community council, with many of the concerns stemming from the loss of open space, and from the access arrangements. As a result, public engagement was crucial to the success of the proposal.



As the application was made by the Council, with the Council also being the decision maker, it was imperative that local people had confidence in the planning process. From the outset, Planning Services established its role as an independent assessor of the proposal. This allayed suspicions that the Council would operate as a 'closed shop.'

Planning Services successfully secured a number of important changes to the proposal and ensured that the views of objectors were listened to and acted upon. These included the separation of the access and egress routes to the residential care home element of the development within the site. The proposal originally sought to access the care home through an existing housing estate (a cul-de-sac), which would have resulted in an additional 200 vehicle movements per day. The amendment secured by Planning Services involved re-routing the access and egress routes serving the care home onto an adjacent main road. This means that no additional vehicular traffic would have to travel through the existing housing estate in order to reach the new development, a decision which was welcomed by the affected residents and local councillors. Footpath links were also adjusted accordingly.

The application was considered by full Council due to being contrary to the development plan after a hearing session to enable opponents and supporters of the proposal to be heard by the elected members. The decision to grant the application by the full Council was then referred to the Scottish Government, who assessed the case and returned the matter to the local authority.

► 18/00882/PPM

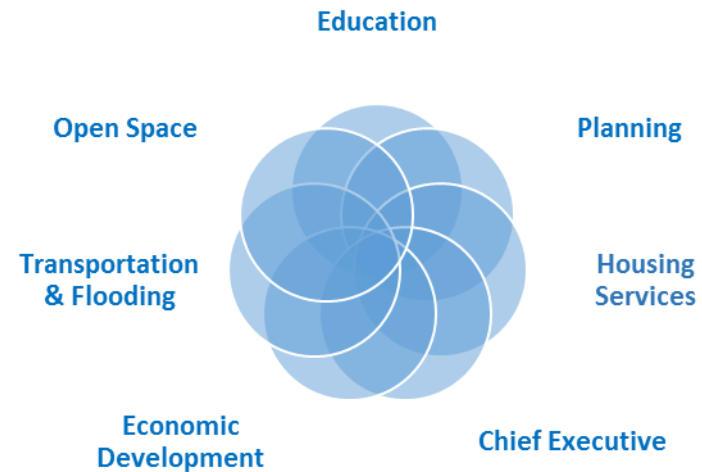


For the first time at North Ayrshire Council, the Council meeting considering this application was broadcast online. This webcast allowed greater transparency of the decision-making process. We will consider increasing the use of webcasts in the future.

► https://north-ayrshire.public-i.tv/core/portal/webcast_interactive/404674

C2. Delivering Development Group – Update

Last year, we reported on the establishment of a group within the Council to ensure that the impact of development programmes, including those arising through LDP2, are considered as part of a corporate approach to understanding and managing the impact of development on physical and community infrastructure. The group reports to Council's Extended Leadership Team and Capital Planning Group to ensure that the cost implications of new development are understood.



The group has been successful in supporting capital plan projects for new schools in Kilbirnie and Ardrossan and, following the submission of the Proposed LDP to Scottish Minister for Examination, the focus of the group has shifted to looking at a qualitative and quantitative review of how the development programme for new housing – as monitored through the annual Housing Land Audit - is affected by annual updates to the Strategic Housing Investment Programme; and how this, combined, influences estate planning for schools in the Irvine catchment.

Irvine has faced pressures in recent years for various reasons, and the causes of those capacity issues have been factored into capital decisions for new schools and housing growth. However, now that a new school has been funded to support housing development at Montgomerie Park, the group is now focussed on how the additional school capacity can best serve the wider settlement. Part of this workstream includes reviewing the net impact of new houses, and understanding circulation within the housing stock when new houses are added. This work will ensure that the estate best serves its catchments and maximises capacity for new housing.

C3. Increasing our skill base: fish farming

Receipt of three Environmental Impact Assessment screening and scoping requests for proposed marine fish farms at the end of 2018 has led to the team collaborating with a neighbouring authority to upskill our team.

These were the first such requests received by the Council since 2011 and there have been no applications for fish farms since 1997.

Given the relative infrequency of applications in relation to marine fish farms, Planning Officers contacted Argyll & Bute Council, as an authority with extensive experience of marine fish farming. A meeting was arranged with Argyll & Bute hosting and officers from other planning authorities also attending.

The meeting allowed discussion of general considerations, procedures and processes in relation to marine fish farm development. Argyll & Bute shared a glossary which they had developed inhouse of terms for marine fish farms and their experience and good practice of dealing with EIA and applications. The meeting also allowed knowledge to be shared and details of specific proposals in areas of close proximity to each other but within different planning authority areas, with an undertaking to share information in relation to future proposals which were in waters in proximity to each other's boundaries going forward.

Contact between the officers of both authorities will continue during the processing of the subsequent applications.



D. Culture of Continuous Improvement

D1. Ongoing training of staff, managers and members

Over the last two years, the average age profile of staff has been significantly lowered within the service. We have employed three graduate-level planners and continue to provide a training and learning environment to support our staff.

Experience and learning from training events is shared among the team using training feedback forms. Examples of training and capacity building undertaken in the last 12 months include:

► Officer-Member Away Day

In February 2019 we held an away day where planning officers and Elected Members who sit on the Planning Committee visited three sites across North Ayrshire, the Largs Campus (featured in last year's PPF); Hunterston and a housing development at Seamill (Case Study A1).

The day provided the opportunity build closer relationships between planning staff and the Committee; allow the review of recent decisions made by the Planning Service and Committee by exhibiting outcomes; and improve understanding of a number of relevant issues.

► Blue Wave

Blue Wave of Change is a portfolio of bespoke development interventions for change makers and leaders which has been rolled out by North Ayrshire Council for Senior Manager training. With colleagues, the Planning Manager is working on a project on community engagement to consider how to involve the 'hard-to-reach' members of our community, which could inform future engagement in the Planning system.

► Enforcement Forum (May 2018)

► "Your Heritage" Event (Historic Environment Scotland, July 2018),

► Schedule 4 Training (DPEA, July 2018)

► Communications Skills for Planners (Improvement Service, Sept 2018)

► Permitted Development and Prior Notification Training (Feb 2019)

► Compulsory Purchase Training (February 2019)

D2. Benchmarking

The West of Scotland Planning Benchmarking Group is a good example of Councils **working collaboratively** in a cost-effective way. The group comprising West Dunbartonshire, East Renfrewshire, Renfrewshire, East Dunbartonshire, North Ayrshire and Inverclyde Councils continues to meet every 3-4 months with high attendance levels. It met three times between 1st April 2018 and 31st March 2019 to **share good practice and benchmark** on specific planning issues. Topics discussed this year included:

The Planning Bill	Defective decision notices
Planning Performance Framework	Regulation 28 of the Development Management Regs
Siting of shipping containers	Protocols for Members site visits
Section 42 variation for extension to landfill site	Publishing sensitive material on eDevelopment Scotland
Forestry	Overturning recommendations
Elected Member Briefings	Data Protection Act
West Dunbartonshire Council Place & Design Panel	Legal involvement in Committee Reports
EIA Screening	Hazardous Substances Consent

FOI for copies of planning consents	Delisting Listed Buildings & consultation with HES
Purchase Notices served by a landowner on a local planning authority	Local Review Body Procedures
	Pre-application charging
Developer contributions	Paperless committees
Scanning and indexing	

An email group continues to be used by all levels to exchange information and to get views on specific planning issues.

The Council also participates in the national benchmarking group which is held twice a year and is primarily used to discuss the Planning Performance Framework submissions, together with general planning and enforcement issues.

Working alongside other Local Authority Planning Services also provides opportunities to participate in joint training and conferences as a way of sharing experience and making connections at officer level. In August 2018 Inverclyde Council held the annual West of Scotland Development Management Benchmarking Group training event where planning staff from North Ayrshire attended the event. Set over an afternoon the event consisted of a walking tour of Greenock Town Centre discussing the planning issues and visiting the site of the proposed Ocean Terminal including the addition of a berth to accommodate large cruise liner vessels and increase visitor numbers to the area.

D3. Sharing Best Practice

Last year's Planning Performance Framework reported on how we built on the successful establishment of Locality Planning Partnerships and community council forums to undertake community consultation on new housing allocations, using the Place Standard.

In association with Planning Skills and the Community Planning Support website we presented a well-received Webinar in February 2019 looking at how North Ayrshire Council is ensuring Local Development Plan (LDP) policies are aligned with Community Planning Local Outcome Improvement Plan (LOIP) priorities.

Participants from across Scotland logged in, with questions including how to engage hard to reach groups and monitoring of the process.

Video ► <https://tinyurl.com/yynxzm9w>



Part 2 – Performance Update

Including National Headline Indicators & Official Statistics

Development Management

	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
Application approval rate	97.8%	96.7%	96.2%	97.1%	96.6%	95.7%
Delegation rate	93.8%	96.8%	96.5%	97.0%	97.2%	96.2%
Percentage of applications valid upon receipt				58.0%	39.2%	37.5%
Number of applications determined	629	590	571	639	564	603

PM1 – Decision Making

<i>Major Development</i>	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
Number of decisions	8	5	6	0	2	4
Average number of weeks to decision	21.5	12.6	24.3	-	9.5	10.2

Local Development (non-householder)

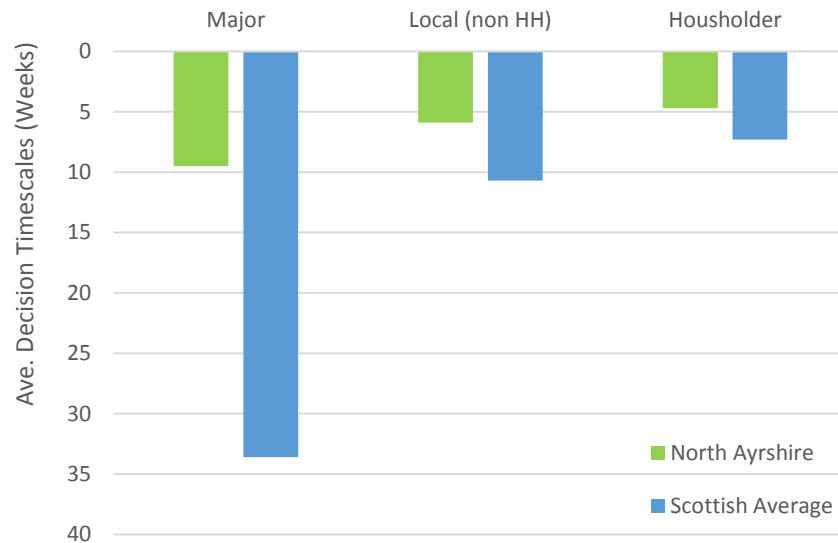
Number of decisions		261	247	241	259	231	234
Average number of weeks to decision		6.8	6.2	5.8	5.9	5.9	5.9
< 2 months	Percentage of decisions	93.1%	95.5%	97.5%	98.5%	98.3%	92.3%
	Average number of weeks to decision					5.8	5.6
> 2 months	Percentage of decisions	6.9%	4.5%	2.5%	1.5%	1.7%	7.7%
	Average number of weeks to decision					9.8	9.7

Householder developments

Number of decisions		234	224	213	253	225	268
Average number of weeks to decision		5.7	5.1	4.7	4.6	4.7	4.3
< 2 months	Percentage of decisions	99.1%	100%	100%	100%	99.1%	99.6%
	Average number of weeks to decision					4.6	4.3
> 2 months	Percentage of decisions	0.9%	-	-	-	0.9%	0.4%
	Average number of weeks to decision					8.6	8.7

2017/18 Last year we again reported outstanding decision-making timescales that - for the main development categories of major, local (non-householder) and householder - were the quickest across all planning authorities in Scotland. The Scottish Government awarded us a green rating for Performance Maker 1 – Decision-making.

Figure 1: North Ayrshire average decision-making timescales vs. Scottish average, 2017/18

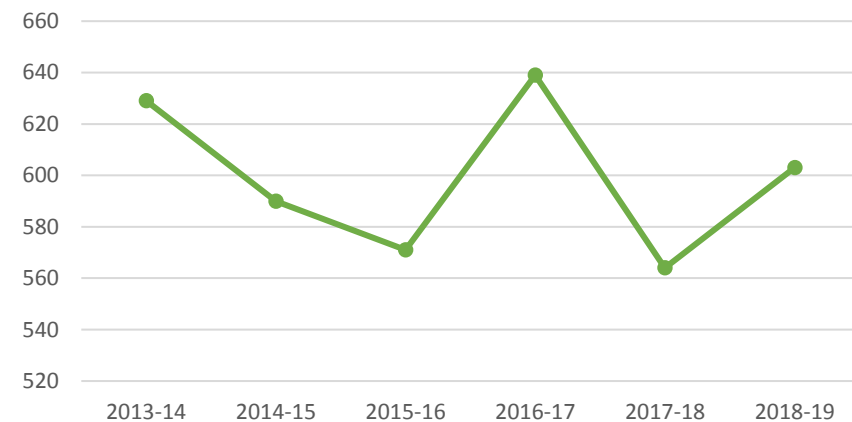


2018/19 The last twelve months has seen a further reduction in average timescales for determining householder applications, from 4.7 weeks to 4.3 weeks. This is well within the statutory timescale of 8 weeks. Timescales for non-householder applications remained at 5.9 weeks with just a small increase in timescales for major applications, from 9.5 weeks to 10.2 weeks. There was a 7% increase in the number of decisions made.

Development Management Overview

Our five-strong development management team operates on an area basis, with a 'west' team covering the north coast and Arran and 'east' team covering Irvine, Kilwinning, the Three Towns and Garnock Valley. Each team is headed by a Senior Development Management Officer, while there is a planning officer dedicated to the Isle of Arran.

Figure 2: Number of decisions made, 2013/14 to 2018/19



This arrangement provides senior overview of key issues within each area whilst allowing for flexibility for officers. It also reflects the distinctive nature and challenges of serving a large island within a predominantly mainland authority. This system gives the officers the chance to engage in a wide range of development management issues, increasing knowledge and skill base, whilst allowing them to focus on the ethos of providing timely decisions and first-class customer service. The Council's decision-making performance continues to be class leading with timescales in all classes of development consistently and significantly lower than the Scottish averages.

Other Development and Decision Types

<i>Housing developments – Major</i>	2017-18	2018-19
Number of decisions	2	4
Average number of weeks to decision	9.5	10.2

<i>Housing developments – Local</i>		
Number of decisions	78	87
Average number of weeks to decision	6.5	6.4
< 2 months	Percentage of decisions	97.4%
	Average number of weeks to decision	6.4
> 2 months	Percentage of decisions	2.6%
	Average number of weeks to decision	10.5

<i>Business and Industry developments - Local</i>		
Number of decisions	10	11
Average number of weeks to decision	5.7	6.7
< 2 months	Percentage of decisions	90.0%
	Average number of weeks to decision	5.3
> 2 months	Percentage of decisions	10%
	Average number of weeks to decision	9.1

<i>Advertisements</i>	2017-18	2018-19
Number of decisions	33	15
Average number of weeks to decision	3.8	3.8

<i>Listed Building & Conservation Area Consent</i>		
Number of decisions	24	35
Average number of weeks to decision	5.7	6.2

<i>Other Consents and Certificates</i>		
Number of decisions	42	45
Average number of weeks to decision	3.5	2.6

<i>Local Reviews</i>		
Number of decisions	5	7
% of original decisions upheld	60.0%	71.4%

<i>Appeals to Scottish Ministers</i>		
Number of decisions	5	2
% of original decisions upheld	40.0%	0%

NB: There have been 0 *Business and Industry developments – Major, EIA Developments* or *Hazardous Substances* applications in 2017-18 and 2018-19

PM2. Processing Agreements

	2016-17	2017-18	2018-19
Number of major applications subject to processing agreement	6	5	2
Percentage of major applications subject to processing agreement	100%	62.5%	50%

2017/18 ● Scottish Government noted that while the number of processing agreements fell, they were offered for all major applications, and for complex local applications. A green rating was given.

2018/19 While there has been a further reduction in the number of processing agreements, it remains the case that we encourage their use for all major and relevant local applications.

The use of Processing Agreements is promoted and explained on our website ► <https://tinyurl.com/y2abqudl>

PM3. Early Collaboration

	2016-17	2017-18	2018-19
Number of applications subject to pre-application advice	261	193	148
Percentage of applications subject to pre-application advice	41%	35%	24%

2017/18 ● Last year's PPF report contained a number of examples of positive pre-application engagement and noted that pre-application discussions were advertised through our website and via twitter. Case studies also illustrated examples of clear and proportionate requests for supporting information.

2018/19 The Seamill (A1) and Ardagh Glass (B2) case studies are further examples of how the planning service undertakes positive pre-application discussion with developers and makes clear and proportionate requests for supporting information to timeously process planning applications. There was extensive pre-application discussions with Hope Homes, with the applicant's agent commented that there was a "culture of positive engagement... throughout the application process". For Ardagh Glass, there was collaboration with other regulatory services in the pre-application discussion which delivered agreement on the scope and content of the statutory applications.

The Council offers free pre-application advice for all applications, which are recorded within Uniform in case files to ensure consistency of advice in the subsequent applications. The Case Officer providing the pre-application advice would also be allocated the subsequent application, again to offer consistency, and support for the applicant.

Pre-application Advice for applicants ► <https://www.north-ayrshire.gov.uk/planning-and-building-standards/do-i-need-planning-permission.aspx>

PM4. Legal Agreements

		2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
Major	Number	2	0	2	0	1	0
	Average number of weeks	26.5	-	13.7	-	13.9	-
Local	Number	2	5	5	0	0	0
	Average number of weeks	10.9	7.6	12.2	-	-	-

2017/18 ● Last year we processed one major application with a legal agreement which was faster than the Scottish average.

2018/19 No applications with a legal agreement were processed during 2018/19. We actively seek to avoid using legal agreements instead focusing on negotiating out issues which, in the past, would have resulted in S75 obligations, or using conditions.

Enforcement**PM5. Enforcement Charter**

	2016-17	2017-18	2018-19
Time since enforcement charter published or reviewed (requirement: every 2 years)	23 months	9 months	21 months
Indicators and Statistics			
Complaints lodged and investigated	183	148	162
Cases taken up	157	146	103
Breaches identified	124	107	96
Cases Resolved	125	113	210
Notices Served	21	17	10
Direct Action	0	0	0
Reports to the Procurator Fiscal	0	2	0
Prosecutions	0	0	0

The Planning Service's Enforcement Charter was published in June 2017

► <https://tinyurl.com/y2dql54a>.

A new Enforcement Charter has subsequently been approved in May 2019, ensuring it remains less than two years old.

As stated last year, there is no longer a dedicated enforcement officer, and this is the first full year in which no single officer has been solely responsible for the activity. This has enabled the Council to review older enforcement investigations and has resulted in the higher number of cases being resolved. A more informal approach to resolution has led to a decrease in 'cases taken up' i.e. where written notice of a potential breach is given, despite the consistent number of cases lodged. It will be important to ensure enforcement actions are properly recorded to ensure an accurate reflection of the work done.

Development Planning

During 2018/19, the Strategic Planning team has predominantly focused on progressing the preparation of the Council's second Local Development Plan. In April 2018, the Proposed Local Development Plan was approved for publication and consultation by the Local Development Plan Committee, and consultation commenced in late April, lasting until end June 2018. During the consultation, a roadshow of exhibitions were held to allow members of the public throughout North Ayrshire to discuss the content of the LDP with officers to assist engagement (see B3 Proposed Plan Engagement).

Following the consultation, some 400 representations were considered and prepared for submission to the Scottish Government's Directorate for Planning and Environmental Appeals. The Proposed Plan and supporting documents were submitted to Scottish Government in October 2018, and since then, the Strategic Planning team has supported the ongoing

examination by providing additional information to Scottish Government as required.

Additionally, the team has completed the 2018 housing land audit, progressed preparation of a simplified planning zone pilot for Montgomerie Park (Irvine), developed site design brief technology and templates, secured and commenced a charrette for Kilwinning, supported the implementation of the town centre fund, and made significant progress in preparing conservation area appraisals and management plans.

- ▶ LDP webpage: <https://tinyurl.com/yym1blen>
- ▶ Development Plan Scheme: <https://tinyurl.com/y6a2g933>
- ▶ DPEA Examination Page: <https://tinyurl.com/yya4tsna>

PM7. Local Development Plan

PM8. Development Plan Scheme

	2016-17	2017-18	2018-19
Age of local development plan at end of reporting period (requirement: < 5 years)	2 years, 10 months	3 years, 10 months	4 years, 10 months
Will the local development plan be replaced by its fifth anniversary according to the current development plan scheme?	Y	Y	N
Was the expected date of submission of the plan to Scottish Ministers in the development plan scheme changed over the past year?	N	N	N
Were development plan scheme engagement/ consultation commitments met during the year?	Y	Y	Y

LDP Timeline

PPF7 2017/18												PPF8 2018/19												>			
2017									2018												2019						
APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL
< MIR Consultation			Additional Sites Consultation									Proposed Plan Consultation						Examination >									
◀ LDP1 adopted May 2014												30 April – 29 June												LDP 2 adopted Aug-Dec 2019 ▶			

PM11. Regular and Proportionate Advice

2017/18 ● For the last 3 years, the planning service has been awarded a green rating for provision of regular and proportionate policy advice to support planning applications. The Scottish Government commented that the PPF noted that an automatic response email outlining policy, guidance and contacts had been implemented and that case studies also provided examples of proportionate advice offered in practice.

2018/19 This year we have commenced a comprehensive review of our supplementary and other planning guidance including development brief and design guidance to consolidate and refresh it into themes related to the Local Development Plan: 'towns and villages', 'countryside', 'coastal' and 'infrastructure and delivery'. Part of this process will require deletion of guidance that is, or will become, redundant, at the point of adopted the LDP.

The final strand of work related to the supporting planning guidance relates to the updating of information relating to conservation areas. Current coverage of conservation areas with conservation appraisals and management plans needs updating and could potentially undermine decision making on planning applications and project development work. A programme of review is underway to update all conservation area documents.

► Planning Guidance: <https://tinyurl.com/y2lvjyo7>

► Supplementary Guidance work programme: <https://tinyurl.com/y67vyab7>

PM14. Legacy Cases

	2016-17	2017-18	2018-19
Number of cases cleared during reporting period	3	2	0
Number remaining	4	2	2

2017/18 ● Scottish Government provided the following comments, alongside a green rating: “You have cleared two cases during the reporting year, with two cases still awaiting conclusion. Based on this and last year’s figures, no cases reached legacy status during the reporting year. This shows a commitment to reducing the number of stalled sites in your area. Your report notes that cases are proactively managed, and that this practice consistently happens”.

2018/19 This the number of legacy cases (applications over 1 year old) remains at two, as Officers continue to ensure that all new applications are progressed effectively. We continue to pro-actively manage our cases using a range of approaches including - weekly programming meetings, time management of casework, use of processing agreements, and pre-application discussions to enable 'right first time' submissions. We continue to focus on negotiating out issues which, in the past, would have resulted in S75 obligations, which limit the likelihood of an increase in legacy cases in the future.

While ensuring we use processing agreements proportionately, we have drawn up processing agreements for every major application in advance of submission this year. This approach has helped us to project manage the formal application process and sets out what is expected of applicants in terms of information needed to reach a decision. In addition, we aim to use conditions to address issues, which in the past may have been covered by S75 obligations.

With regards to the two existing legacy cases, one relates to a key regeneration project, which has been delayed, pending the delivery of the Ayrshire Growth Deal, and the applicant has indicated the intention to retain the application in the meantime. It is anticipated that this issue will be resolved this year. In respect of the other legacy case, the application is also subject to an enforcement case, for which Officers are seeking a voluntary resolution without referral to the Procurator Fiscal, and which in turn will see progress on the legacy case.

PM15. Developer Contributions

2017/18 ● Feedback from Scottish Government acknowledged the establishment of a group to consider developer contributions in the context of the emerging Local Development Plan and examples of developer contributions within case studies but noted that there was no evidence that education capacity and infrastructure constraints are discussed at pre-application stage on a consistent basis.

2018/19 The Council currently takes affordable housing contributions, and, where required contributions to play equipment. In practice the level of development in North Ayrshire means the Planning Service rarely seeks development contributions. Where contributions are required, consultation with the Council's housing service will take place to determine what the proportionate contribution should be (in line with adopted affordable housing guidance), and the planning consent process will secure this, either through agreement or commuted sum. The only housing development to have been subject to a contribution within the PPF review period is the Hope Homes development site at Seamill (See A1), which negotiated a contribution directly with the housing service to achieve a design and build contribution, to provide the Council with completed units. Play equipment contributions are sought in line with established guidance and dependant on the scale of contribution. This can be onsite play provision (which will be assessed as part of an application) or by contribution.

Education impacts are always considered for new housing development. The starting point is whether the site has been accounted for in a previous development plan, in which case, it is likely not to require a contribution because roll projections would have accounted for the impact. However, changes to school rolls and future projections and the development capacity are always considered, to determine true impact. Following this consideration will also always be given whether a contribution can be utilised to alleviate impact, what the level of contribution will be and how other considerations factor in (e.g. can other estate management approaches be considered). No contributions have been required to date for the education impact of housing in North Ayrshire, because of the dynamic profiling of impact and effective estate management.

Affordable Housing Policy: North Ayrshire Mainland
Supplementary Guidance for Developers ► <https://tinyurl.com/yydeb64o>

Affordable Housing Policy: Isle of Arran
Supplementary Guidance for Developers ► <https://tinyurl.com/y2qeuny9>

Land Supply and Development

Indicators & Statistics	2015-16	2016-17	2017-18
Established housing land supply (units)	8800	9249	9110
5-year effective housing land supply – programming (units)	2674	2405	2443
5-year effective housing land supply – total capacity (units)	7012	4984	4714
5-year housing supply target (units)	2090	1585 ¹	1585
5-year effective housing land supply (years)	6.4	7.6	7.7
Housing approvals (units)	580	451	551
Housing completions over last 5 years (units)	1491	1350	1359
Marketable employment land supply (ha)	-	416	416
Employment land take-up (ha)	-	-	-

¹ Housing Supply Target updated from Local Housing Strategy 2018-22 agreed by Cabinet 12 December 2017

² Figure from Employment Land Audit 2016/17 (site visits undertaken November 2017)

Part 3 – Service Improvements

Delivery of service improvement actions committed in previous year and planned service improvements in 2019/20

2018/19		2019/20	
Commitment	Progress		Commitment
Continue to work closely with Housing Services in order to ensure that all new Council housing projects have a planning input, putting placemaking at the heart of all developments	Using Permitted Development rights under the Housing (Scotland) Act 1987, the Housing service previously had limited engagement with the Planning when developing new housing. While, initially, we proposed a formalised approach using Certificates of Lawful Development, the planning service is now the starting point for new Council housing projects, leading to improved development standards. ✓	Repositioning the Planning Service to promote Placemaking	Ayrshire Growth Deal Support the Director of Growth and Investment in the implementation of the Ayrshire Growth Deal in North Ayrshire and the wider growth and investment opportunities.
			Housing Continued commitment for 2019/20
			New Directorate Ensure the Planning Service continues to play an important role within the new directorate in respect to placemaking.
Continue to provide an efficient and effective Development Management Service.	The Development Management team has been able to adapt to the further loss of experienced staff members to continue to improve determination timescales overall. ✓	Driving Improved Performance	Continued commitment for 2019/20
Analyse and respond to (via the preparation of Schedule 4 responses and potentially a public hearing) the consultation responses received during the Proposed Local Development Plan consultation.	Proposed Plan submitted to Scottish Ministers on 9 th October 2018, just 72 working days after the close of the Proposed Plan consultation period. Further information requests from the Reporters have been dealt with timeously. ✓	Promoting the Plan-led System	Local Development Plan: In order to help shape the long-term future of North Ayrshire as a place to live, work and spend time in, we will progress the Local Development Plan to adoption and the end of the current Examination process. Supplementary Guidance: implement work programme for the comprehensive review of supplementary and other planning guidance to provide proportionate and up-to-date guidance to support applications. Clyde Regional Marine Plan: Working as part of the Clyde Regional Marine Planning Partnership to adopt a Regional Marine Plan for the Clyde.
Showcase the achievements of the Service	The team was a finalist in the 2019 RTP! Awards for Planning Excellence in the Local Authority Team of the Year category, highlighting various achievements of the service over the last two years. In addition, we have showcased our approach to aligning development and community planning using the place standard, for example via a Webinar (see D3 . Sharing Best Practice) ✓	Promoting Planning	Continued commitment for 2019/20

Launch a new social media service on Twitter	A re-evaluation of our use of social media led to the decision not to progress with a dedicated North Ayrshire Council Planning twitter account. Instead, we have used existing accounts – including the Council’s main account – to promote the Service. A number of our staff use their own accounts and this is encouraged (see B3 . Proposed Plan Engagement)		[Not a priority for 2019/20]
Review our data to ensure it complies with GDPR legislation (On 25th May 2018, updated data protection regulations, the GDPR, came into effect)	<p>Planning Services had prepared for GDPR as part of a Council-wide effort to ensure that all teams were familiar with the changes well in advance. In addition to compiling an updated Information Asset Register, Planning Services undertook various housekeeping tasks to ensure that retention schedules and work practices were all compliant.</p> <p>The opportunity was taken to review and simplify many file folders held across Planning Services, to securely delete unnecessary files and to modify day to day work practices in relation to planning applications, redaction processes, handling of representations and careful management of personal information including names, addresses, telephone and email details.</p> <div>✓</div>	Meeting Statutory Requirements	It is intended to review and modernise our application forms to ensure they are up-to-date with current regulations, simplifying them where possible.

Workforce Information

	Tier 1 <i>Chief Executive</i>	Tier 2 <i>Director</i>	Tier 3 <i>Head of Service</i>	Tier 4 <i>Manager</i>	
Head of Planning Service				✓	See Appendix 2

	Headcount				Age Profile		
	Chartered RTPI	Licentiate RTPI	All		2016/17	2017/18	2018/19
Development Management	2	3	5	Under 30	0	2	2
Development Planning	3	1	4	30-39	9	7	7
Technical Support			4	40-49	2	3	3
Total (inc. Senior Manager)	6	4	14	50 and over	4	3	2

Planning Committee Information

Committee & Site Visits	Number per year
Full Council meetings	9*
Planning committees	8
Area committees	n/a
Committee site visits	2
Local Review Body	7
Local Review Body site visits	0

* Includes one North Ayrshire Council (Planning) meeting to consider ASN School (Case Study C1).
The Local Development Plan Committee additional met to consider the Proposed Plan

Appendix 1 – Supporting Evidence

Supporting evidence is signposted throughout this PPF Report and has been brought together as a single list here:

Advice on making a planning application: <https://www.north-ayrshire.gov.uk/planning-and-building-standards/make-a-planning-application.aspx>

Local Development Plan webpage: <https://www.north-ayrshire.gov.uk/planning-and-building-standards/ldp/ldp.aspx>

DPEA case details: <https://www.dpea.scotland.gov.uk/CaseDetails.aspx?id=119964>

Land use audits: <https://www.north-ayrshire.gov.uk/planning-and-building-standards/ldp/land-use-audits.aspx>

Planning Enforcement Charter: <https://www.north-ayrshire.gov.uk/planning-and-building-standards/report-planning-breach.aspx>

Development Plan Scheme (March 2019): <https://www.north-ayrshire.gov.uk/Documents/CorporateServices/LegalProtective/LocalDevelopmentPlan/dps.pdf>

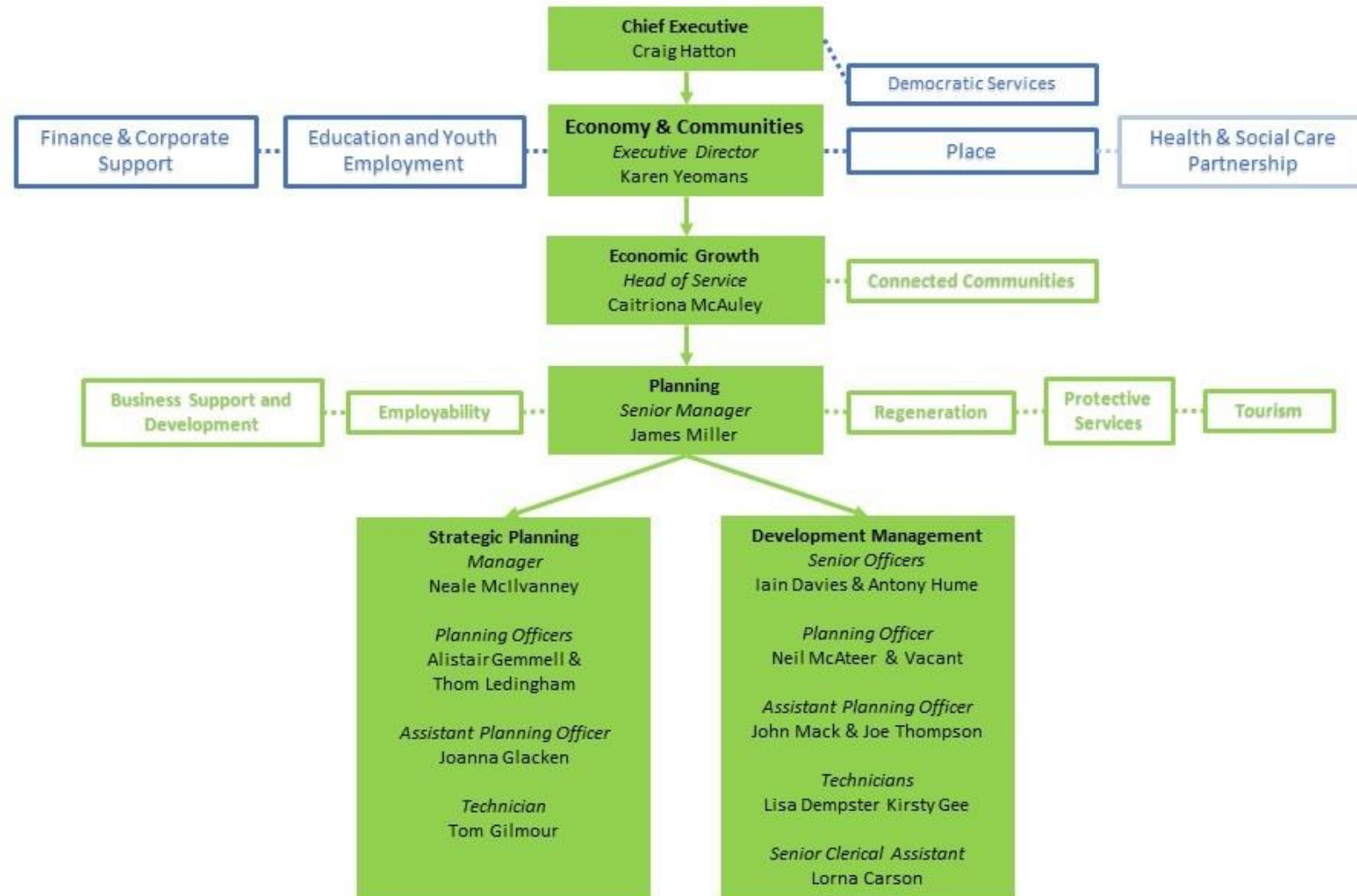
Previous PPF Reports & Feedback: <https://www.north-ayrshire.gov.uk/council/performance-and-spending/planning-performance.aspx>

Case Study Overview

Case Study Topics	Reference	Case Study Topics	Reference	Case Study Topics	Reference
Design	A1	Economic Development		Performance Monitoring	
Conservation		Enforcement		Process Improvement	
Regeneration		Development Management Processes	A1, B2, C1, C3	Project Management	
Environment	A2	Planning Applications	A1	Skills Sharing	C3, D2, D3
Greenspace	A2	Interdisciplinary Working	B2, C1, C2	Staff Training	D1
Town Centres		Collaborative Working	A2, B1	Online Systems	
Masterplanning		Community Engagement	B3, C1	Transport	
LDP & Supplementary Guidance	B1, B3	Placemaking	A1	Active Travel	
Housing Supply	B1	Charrettes			
Affordable Housing	A1	Place Standard			

Appendix 2 – Corporate Structure

(at 31st March 2019)



Our Contact Details

For more information or advice, please contact:

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Web: www.north-ayrshire.gov.uk

This Planning Performance Framework can be made available in other formats such as on audio tape, on CD, in Braille or in large print. We can also provide it in other languages if you ask us to.



North Ayrshire Council
Comhairle Siorrachd Àir a Tuath