

Development services

Planning applications processing time

Context

When dealing with a planning application, councils:

- take a number of steps to consult on and assess the application
- decide whether to approve the application
- notify the applicant of the decision.

1: The percentage of applications dealt with within target time

Type of application	Number of applications	Percentage dealt with within two months
Householder		
Non-householder		
Total		

What the indicator reports

The indicator provides information on how long it takes each council to deal with planning applications:

- by householders seeking approval to build extensions to their homes, or to make other alterations to their properties which need permission.
- applications other than from householders, such as those from housing developers and commercial organisations. These are separately identified and reported because they often relate to larger-scale and more complex developments such as shops and manufacturing premises and, therefore, the number of consultees involved during the approval process may have the effect of extending the time taken to reach decisions.

Points to bear in mind

In its revised National Planning Policy Guideline 1 (November 2000), The Scottish Executive identified a series of targets for councils in dealing with planning applications. The target levels established include:

Type of Application	2 months	3 months
All applications	80%	85%
Householder applications	90%	95%

A range of factors may affect the time taken to deal with an application, including:

- the extent to which councillors have delegated responsibility for approving planning applications to officers (greater delegation will generally allow applications to be processed more quickly)
- the council's policy with regard to negotiations with applicants
- the number a type of applications received
- whether there are any objections to the application
- the number of situations where an applicant needs to submit amended plans in order to enable the planning officer to make a recommendation for approval
- the extent to which applications involve listed building consent or conservation area consent.

The time taken to deal with non-householder applications will be longer where:

- an application requires an agreement to be drawn up with the applicant, regulating the future use of the property or land

Development services

- the application is contrary to the approved local or structure plan, in which case additional procedures have to be completed.

The Scottish Executive target period of two months is extended to four months for those applications where, as part of the planning process, there is a need to undertake an analysis of the anticipated impact on the environment of the area.

Applications relating to listed buildings take longer to deal with because of the need to consult national bodies such as Historic Scotland. The Scottish Executive target time for these applications is extended by four weeks to allow for this consultation.

Applications for properties in conservation areas may take longer to deal with because of the need for additional advertising and consultation. The proportion of such applications varies between councils. It is not related to the geographical area of a council, as a small council may have a large number of conservation areas.

In view of the possible impact of conservation areas and listed buildings on the average time councils take to deal with applications, particular care should be exercised when the performance of councils is being compared.

Planning appeals

2: The number of appeals that were successful:

- a) as a percentage of the number of planning determinations made by the council
- b) as a percentage of the number of determinations that went to appeal.

What the indicator reports

The indicator examines the extent to which planning applicants appealed to Scottish Ministers against the decision of their council and were successful in having the council's decision overturned.

The indicator relates to both householder and non-householder applications.

Points to bear in mind

The quality of decisions taken by the council may be considered to be high when both the level of appeals and the proportion of appeals sustained are low.

Among other reasons, a council may have an appeal upheld against it as a result of:

- basing its decision on outdated local plan policy
- taking a decision contrary to up-to-date local plan policy
- taking a decision inconsistent with previous decisions
- taking a decision which did not take into account any special circumstances of the case.

In deciding an appeal, Scottish Ministers, or the Reporter they appoint, may interpret national and local planning policy differently from the council.

Development plans

3. The percentage of the population covered by a Local Plan that has been adopted or finalised within the last 5 years.

What the indicator reports

Local plans provide specific policy guidance on land use and environmental standards and are the basis for councils controlling development within their areas. There may be several plans for the area of the council.

The local plan for each area must conform to the relevant structure plan.

The plan is finalised when the council agrees the plan for adoption subject to formal consultation.

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The plan is 'adopted' by the council if there is no objection arising from its consultation or, if following a public inquiry, the council considers the inquiry report and recommendations.

This indicator examines the extent to which councils have in place up-to-date local plans as the basis for making decisions on specific planning applications and development proposals.

Points to bear in mind

Some councils may amend specific policies and proposals, rather than undertake comprehensive reviews of their plans, as a means of ensuring that their plans are kept up to date. This may result in new plans not being developed within each five-year period in accordance with government guidance for keeping plans up to date.

Any external delays, such as a major local plan inquiry or a proposal being called in by the Secretary of State, may result in a local plan taking more than five years to adopt.

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Development Services	Indicator 1					
	Number of householder planning applications			Number of householder applications dealt with within 2 months		
	2003/2004	2004/2005	2005/2006	2003/2004	2004/2005	2005/2006
Aberdeen City	1,462	1,464	1,334	1,277	1,221	1,138
Aberdeenshire	1,800	1,932	1,842	1,396	1,635	1,393
Angus	681	718	720	584	651	667
Argyll & Bute	503	612	666	441	544	590
Clackmannanshire	181	197	208	172	190	191
Dumfries & Galloway	748	988	847	562	779	742
Dundee City	345	440	407	280	339	349
East Ayrshire	499	529	489	364	400	343
East Dunbartonshire	910	925	927	748	692	559
East Lothian	779	834	673	689	722	614
East Renfrewshire	755	915	780	645	756	607
Edinburgh, City of	2,314	2,338	2,247	1,549	1,731	1,730
Eilean Siar	97	289	91	84	192	69
Falkirk	529	590	624	486	452	508
Fife	1,817	2,059	1,946	1,557	1,629	1,246
Glasgow City	1,037	1,224	1,402	573	816	1,221
Highland	1,286	1,646	1,577	1,090	1,256	1,211
Inverclyde	238	247	237	216	212	211
Midlothian	643	573	519	508	490	460
Moray	478	573	547	442	511	462
North Ayrshire	472	564	521	385	492	456
North Lanarkshire	1,009	1,257	1,111	838	1,097	842
Orkney Islands	113	145	155	93	80	57
Perth & Kinross	931	1,072	1,049	692	603	716
Renfrewshire	730	787	743	549	551	547
Scottish Borders	861	870	862	678	602	561
Shetland Islands	124	124	117	110	96	84
South Ayrshire	745	782	773	605	565	529
South Lanarkshire	1,293	1,612	1,495	1,136	1,360	1,229
Stirling	477	522	537	426	471	448
West Dunbartonshire	251	276	284	204	234	258
West Lothian	678	778	654	613	732	617
Scotland	24,576	27,882	26,267	19,815	22,101	20,571

Development services

Development Services	Indicator 1					
	Percentage of householder applications dealt with within 2 months			Number of non-householder applications		
	2003/2004	2004/2005	2005/2006	2003/2004	2004/2005	2005/2006
Aberdeen City	87.3%	83.4%	85.3%	757	768	819
Aberdeenshire	77.6%	84.6%	75.6%	1,844	1,979	1,952
Angus	85.8%	90.7%	92.6%	711	688	735
Argyll & Bute	87.7%	88.9%	88.6%	1,026	1,107	1,196
Clackmannanshire	95.0%	96.4%	91.8%	151	174	204
Dumfries & Galloway	75.1%	78.8%	87.6%	1,302	1,499	1,608
Dundee City	81.2%	77.0%	85.7%	504	476	495
East Ayrshire	72.9%	75.6%	70.1%	555	538	621
East Dunbartonshire	82.2%	74.8%	60.3%	195	166	234
East Lothian	88.4%	86.6%	91.2%	507	496	491
East Renfrewshire	85.4%	82.6%	77.8%	215	167	195
Edinburgh, City of	66.9%	74.0%	77.0%	2,441	2,137	2,051
Eilean Siar	86.6%	66.4%	75.8%	305	266	510
Falkirk	91.9%	76.6%	81.4%	480	429	485
Fife	85.7%	79.1%	64.0%	1,747	1,692	1,781
Glasgow City	55.3%	66.7%	87.1%	2,248	2,511	2,381
Highland	84.8%	76.3%	76.8%	3,125	3,329	3,128
Inverclyde	90.8%	85.8%	89.0%	295	301	328
Midlothian	79.0%	85.5%	88.6%	310	344	373
Moray	92.5%	89.2%	84.5%	802	851	815
North Ayrshire	81.6%	87.2%	87.5%	482	566	566
North Lanarkshire	83.1%	87.3%	75.8%	785	771	772
Orkney Islands	82.3%	55.2%	36.8%	180	307	328
Perth & Kinross	74.3%	56.3%	68.3%	1,054	1,207	1,153
Renfrewshire	75.2%	70.0%	73.6%	587	487	492
Scottish Borders	78.7%	69.2%	65.1%	1,262	1,325	1,344
Shetland Islands	88.7%	77.4%	71.8%	230	288	230
South Ayrshire	81.2%	72.3%	68.4%	792	761	714
South Lanarkshire	87.9%	84.4%	82.2%	1,082	1,176	1,162
Stirling	89.3%	90.2%	83.4%	487	429	467
West Dunbartonshire	81.3%	84.8%	90.8%	201	253	236
West Lothian	90.4%	94.1%	94.3%	647	673	580
Scotland	80.6%	79.3%	78.3%	26,824	28,161	28,216

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Development Services	Indicator 1					
	Number of non-householder applications dealt with within 2 months			Percentage of non-householder applications dealt with within 2 months		
	2003/2004	2004/2005	2005/2006	2003/2004	2004/2005	2005/2006
Aberdeen City	387	412	404	51.1%	53.6%	49.3%
Aberdeenshire	745	928	740	40.4%	46.9%	37.9%
Angus	371	321	289	52.2%	46.7%	39.3%
Argyll & Bute	578	563	610	56.3%	50.9%	51.0%
Clackmannanshire	109	116	133	72.2%	66.7%	65.2%
Dumfries & Galloway	607	611	765	46.6%	40.8%	47.6%
Dundee City	241	233	207	47.8%	48.9%	41.8%
East Ayrshire	219	216	206	39.5%	40.1%	33.2%
East Dunbartonshire	103	76	72	52.8%	45.8%	30.8%
East Lothian	249	240	232	49.1%	48.4%	47.3%
East Renfrewshire	114	78	70	53.0%	46.7%	35.9%
Edinburgh, City of	1,054	1,036	959	43.2%	48.5%	46.8%
Eilean Siar	211	182	327	69.2%	68.4%	64.1%
Falkirk	255	130	163	53.1%	30.3%	33.6%
Fife	995	784	551	57.0%	46.3%	30.9%
Glasgow City	883	1,230	1,207	39.3%	49.0%	50.7%
Highland	1,517	1,451	1,417	48.5%	43.6%	45.3%
Inverclyde	174	195	207	59.0%	64.8%	63.1%
Midlothian	126	139	171	40.6%	40.4%	45.8%
Moray	504	352	297	62.8%	41.4%	36.4%
North Ayrshire	231	277	300	47.9%	48.9%	53.0%
North Lanarkshire	381	365	306	48.5%	47.3%	39.6%
Orkney Islands	128	137	115	71.1%	44.6%	35.1%
Perth & Kinross	496	444	533	47.1%	36.8%	46.2%
Renfrewshire	287	254	224	48.9%	52.2%	45.5%
Scottish Borders	649	571	495	51.4%	43.1%	36.8%
Shetland Islands	136	144	151	59.1%	50.0%	65.7%
South Ayrshire	420	354	302	53.0%	46.5%	42.3%
South Lanarkshire	566	547	485	52.3%	46.5%	41.7%
Stirling	260	218	274	53.4%	50.8%	58.7%
West Dunbartonshire	117	102	117	58.2%	40.3%	49.6%
West Lothian	427	507	410	66.0%	75.3%	70.7%
Scotland	13,201	13,213	12,588	49.2%	46.9%	44.6%

Development services

Development Services	Indicator 1					
	Total number of householder and non-householder applications			Total number of planning applications dealt with within 2 months		
	2003/2004	2004/2005	2005/2006	2003/2004	2004/2005	2005/2006
Aberdeen City	2,219	2,232	2,153	1,664	1,633	1,542
Aberdeenshire	3,644	3,911	3,794	2,141	2,563	2,133
Angus	1,392	1,406	1,455	955	972	956
Argyll & Bute	1,529	1,719	1,862	1,019	1,107	1,200
Clackmannanshire	332	371	412	281	306	324
Dumfries & Galloway	2,050	2,487	2,455	1,169	1,390	1,507
Dundee City	849	916	902	521	572	556
East Ayrshire	1,054	1,067	1,110	583	616	549
East Dunbartonshire	1,105	1,091	1,161	851	768	631
East Lothian	1,286	1,330	1,164	938	962	846
East Renfrewshire	970	1,082	975	759	834	677
Edinburgh, City of	4,755	4,475	4,298	2,603	2,767	2,689
Eilean Siar	402	555	601	295	374	396
Falkirk	1,009	1,019	1,109	741	582	671
Fife	3,564	3,751	3,727	2,552	2,413	1,797
Glasgow City	3,285	3,735	3,783	1,456	2,046	2,428
Highland	4,411	4,975	4,705	2,607	2,707	2,628
Inverclyde	533	548	565	390	407	418
Midlothian	953	917	892	634	629	631
Moray	1,280	1,424	1,362	946	863	759
North Ayrshire	954	1,130	1,087	616	769	756
North Lanarkshire	1,794	2,028	1,883	1,219	1,462	1,148
Orkney Islands	293	452	483	221	217	172
Perth & Kinross	1,985	2,279	2,202	1,188	1,047	1,249
Renfrewshire	1,317	1,274	1,235	836	805	771
Scottish Borders	2,123	2,195	2,206	1,327	1,173	1,056
Shetland Islands	354	412	347	246	240	235
South Ayrshire	1,537	1,543	1,487	1,025	919	831
South Lanarkshire	2,375	2,788	2,657	1,702	1,907	1,714
Stirling	964	951	1,004	686	689	722
West Dunbartonshire	452	529	520	321	336	375
West Lothian	1,325	1,451	1,234	1,040	1,239	1,027
Scotland	51,400	56,043	54,483	33,016	35,314	33,159

Development services

Development Services	Indicator 1			Indicator 2		
	Percentage of all planning applications dealt with within 2 months			Number of planning determinations		
	2003/2004	2004/2005	2005/2006	2003/2004	2004/2005	2005/2006
Aberdeen City	75.0%	73.2%	71.6%	2,219	2,232	2,153
Aberdeenshire	58.8%	65.5%	56.2%	3,644	3,911	3,794
Angus	68.6%	69.1%	65.7%	1,392	1,406	1,455
Argyll & Bute	66.6%	64.4%	64.4%	1,529	1,719	1,862
Clackmannanshire	84.6%	82.5%	78.6%	332	371	412
Dumfries & Galloway	57.0%	55.9%	61.4%	2,050	2,487	2,455
Dundee City	61.4%	62.4%	61.6%	849	916	902
East Ayrshire	55.3%	57.7%	49.5%	1,054	1,067	1,110
East Dunbartonshire	77.0%	70.4%	54.3%	1,096	1,091	1,161
East Lothian	72.9%	72.3%	72.7%	1,286	1,330	1,164
East Renfrewshire	78.2%	77.1%	69.4%	970	1,082	975
Edinburgh, City of	54.7%	61.8%	62.6%	4,755	4,475	4,298
Eilean Siar	73.4%	67.4%	65.9%	379	555	601
Falkirk	73.4%	57.1%	60.5%	1,009	1,019	1,109
Fife	71.6%	64.3%	48.2%	3,527	3,751	3,727
Glasgow City	44.3%	54.8%	64.2%	3,285	3,735	3,783
Highland	59.1%	54.4%	55.9%	4,411	4,975	4,705
Inverclyde	73.2%	74.3%	74.0%	533	548	565
Midlothian	66.5%	68.6%	70.7%	953	917	892
Moray	73.9%	60.6%	55.7%	1,280	1,424	1,362
North Ayrshire	64.6%	68.1%	69.5%	954	1,130	1,087
North Lanarkshire	67.9%	72.1%	61.0%	1,794	2,028	1,883
Orkney Islands	75.4%	48.0%	35.6%	293	452	483
Perth & Kinross	59.8%	45.9%	56.7%	1,985	2,279	2,202
Renfrewshire	63.5%	63.2%	62.4%	1,317	1,274	1,235
Scottish Borders	62.5%	53.4%	47.9%	2,123	2,195	2,206
Shetland Islands	69.5%	58.3%	67.7%	354	412	346
South Ayrshire	66.7%	59.6%	55.9%	1,537	1,543	1,487
South Lanarkshire	71.7%	68.4%	64.5%	2,299	2,788	2,657
Stirling	71.2%	72.5%	71.9%	969	951	1,004
West Dunbartonshire	71.0%	63.5%	72.1%	452	529	520
West Lothian	78.5%	85.4%	83.2%	1,325	1,451	1,234
Scotland	64.2%	63.0%	60.9%	51,576	56,043	54,829

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Development Services	Indicator 2					
	Number of planning determinations that went to appeal			Number of successful appeals		
	2003/2004	2004/2005	2005/2006	2003/2004	2004/2005	2005/2006
Aberdeen City	37	34	25	21	18	8
Aberdeenshire	43	63	49	15	18	10
Angus	10	19	27	3	10	6
Argyll & Bute	12	23	20	3	13	6
Clackmannanshire	4	4	6	2	1	3
Dumfries & Galloway	17	22	29	3	7	11
Dundee City	11	16	26	3	8	19
East Ayrshire	12	10	15	4	5	8
East Dunbartonshire	17	18	40	6	4	9
East Lothian	15	13	16	5	3	8
East Renfrewshire	24	22	23	2	9	9
Edinburgh, City of	133	131	118	45	50	45
Eilean Siar	0	0	1	0	0	0
Falkirk	25	16	9	5	6	3
Fife	57	80	33	16	21	14
Glasgow City	50	53	73	11	17	28
Highland	31	27	42	9	6	22
Inverclyde	10	14	18	7	6	11
Midlothian	9	13	10	3	5	4
Moray	9	29	30	2	3	8
North Ayrshire	9	18	19	2	4	6
North Lanarkshire	22	27	35	5	13	19
Orkney Islands	1	4	1	0	0	0
Perth & Kinross	54	75	77	14	24	23
Renfrewshire	19	28	28	8	10	12
Scottish Borders	33	18	52	7	2	12
Shetland Islands	0	2	2	0	0	0
South Ayrshire	13	20	22	2	8	8
South Lanarkshire	48	33	26	12	13	11
Stirling	13	16	24	5	8	9
West Dunbartonshire	5	14	13	2	3	7
West Lothian	32	17	24	11	4	9
Scotland	775	879	933	233	299	348

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Development Services	Indicator 2					
	Successful appeals as a percentage of determinations			Successful appeals as a percentage of determinations that went to appeal		
	2003/2004	2004/2005	2005/2006	2003/2004	2004/2005	2005/2006
Aberdeen City	0.9%	0.8%	0.4%	56.8%	52.9%	32.0%
Aberdeenshire	0.4%	0.5%	0.3%	34.9%	28.6%	20.4%
Angus	0.2%	0.7%	0.4%	30.0%	52.6%	22.2%
Argyll & Bute	0.2%	0.8%	0.3%	25.0%	56.5%	30.0%
Clackmannanshire	0.6%	0.3%	0.7%	50.0%	25.0%	50.0%
Dumfries & Galloway	0.1%	0.3%	0.4%	17.6%	31.8%	37.9%
Dundee City	0.4%	0.9%	2.1%	27.3%	50.0%	73.1%
East Ayrshire	0.4%	0.5%	0.7%	33.3%	50.0%	53.3%
East Dunbartonshire	0.5%	0.4%	0.8%	35.3%	22.2%	22.5%
East Lothian	0.4%	0.2%	0.7%	33.3%	23.1%	50.0%
East Renfrewshire	0.2%	0.8%	0.9%	8.3%	40.9%	39.1%
Edinburgh, City of	0.9%	1.1%	1.0%	33.8%	38.2%	38.1%
Eilean Siar	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Falkirk	0.5%	0.6%	0.3%	20.0%	37.5%	33.3%
Fife	0.5%	0.6%	0.4%	28.1%	26.3%	42.4%
Glasgow City	0.3%	0.5%	0.7%	22.0%	32.1%	38.4%
Highland	0.2%	0.1%	0.5%	29.0%	22.2%	52.4%
Inverclyde	1.3%	1.1%	1.9%	70.0%	42.9%	61.1%
Midlothian	0.3%	0.5%	0.4%	33.3%	38.5%	40.0%
Moray	0.2%	0.2%	0.6%	22.2%	10.3%	26.7%
North Ayrshire	0.2%	0.4%	0.6%	22.2%	22.2%	31.6%
North Lanarkshire	0.3%	0.6%	1.0%	22.7%	48.1%	54.3%
Orkney Islands	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Perth & Kinross	0.7%	1.1%	1.0%	25.9%	32.0%	29.9%
Renfrewshire	0.6%	0.8%	1.0%	42.1%	35.7%	42.9%
Scottish Borders	0.3%	0.1%	0.5%	21.2%	11.1%	23.1%
Shetland Islands	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
South Ayrshire	0.1%	0.5%	0.5%	15.4%	40.0%	36.4%
South Lanarkshire	0.5%	0.5%	0.4%	25.0%	39.4%	42.3%
Stirling	0.5%	0.8%	0.9%	38.5%	50.0%	37.5%
West Dunbartonshire	0.4%	0.6%	1.3%	40.0%	21.4%	53.8%
West Lothian	0.8%	0.3%	0.7%	34.4%	23.5%	37.5%
Scotland	0.5%	0.5%	0.6%	30.1%	34.0%	37.3%

Development services

Development Services	Indicator 3		
	Percentage of population covered by local plans adopted within the last 5 years		
	2003/2004	2004/2005	2005/2006
Aberdeen City	0.0%	0.0%	0.0%
Aberdeenshire	100.0%	100.0%	100.0%
Angus	100.0%	100.0%	100.0%
Argyll & Bute	33.2%	0.0%	100.0%
Clackmannanshire	100.0%	100.0%	100.0%
Dumfries & Galloway	100.0%	100.0%	100.0%
Dundee City	100.0%	100.0%	100.0%
East Ayrshire	100.0%	100.0%	100.0%
East Dunbartonshire	100.0%	100.0%	100.0%
East Lothian	100.0%	100.0%	100.0%
East Renfrewshire	100.0%	100.0%	100.0%
Edinburgh, City of	34.0%	34.0%	34.0%
Eilean Siar	63.0%	45.0%	100.0%
Falkirk	39.0%	100.0%	100.0%
Fife	84.0%	84.0%	84.0%
Glasgow City	100.0%	100.0%	100.0%
Highland	73.0%	77.0%	71.0%
Inverclyde	0.0%	0.0%	100.0%
Midlothian	100.0%	100.0%	100.0%
Moray	100.0%	100.0%	0.0%
North Ayrshire	100.0%	100.0%	100.0%
North Lanarkshire	53.0%	48.9%	48.9%
Orkney Islands	0.0%	100.0%	100.0%
Perth & Kinross	31.0%	30.9%	8.2%
Renfrewshire	100.0%	100.0%	100.0%
Scottish Borders	0.0%	0.0%	0.0%
Shetland Islands	100.0%	100.0%	100.0%
South Ayrshire	100.0%	100.0%	100.0%
South Lanarkshire	95.1%	95.4%	34.3%
Stirling	100.0%	0.0%	0.0%
West Dunbartonshire	49.0%	49.0%	49.0%
West Lothian	100.0%	100.0%	100.0%
Scotland			