

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 Government 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 Government 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.

Development services

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 Scottish Government, may result in a local plan taking more than five years to adopt.

Development services

Development Services	Indicator 1					
	Number of householder planning applications			Number of householder applications dealt with within 2 months		
	2004/2005	2005/2006	2006/2007	2004/2005	2005/2006	2006/2007
Aberdeen City	1,464	1,334	1,397	1,221	1,138	1,116
Aberdeenshire	1,932	1,842	1,879	1,635	1,393	1,340
Angus	718	720	776	651	667	717
Argyll & Bute	612	666	572	544	590	477
Clackmannanshire	197	208	211	190	191	199
Dumfries & Galloway	988	847	832	779	742	723
Dundee City	440	407	450	339	349	359
East Ayrshire	529	489	443	400	343	351
East Dunbartonshire	925	927	905	692	559	570
East Lothian	834	673	678	722	614	595
East Renfrewshire	915	780	772	756	607	599
Edinburgh, City of	2,338	2,247	2,121	1,731	1,730	1,678
Eilean Siar	289	91	64	192	69	52
Falkirk	590	624	592	452	508	504
Fife	2,059	1,946	1,967	1,629	1,246	1,297
Glasgow City	1,224	1,402	1,283	816	1,221	1,189
Highland	1,646	1,577	1,468	1,256	1,211	1,169
Inverclyde	247	237	251	212	211	229
Midlothian	573	519	491	490	460	365
Moray	573	547	573	511	462	427
North Ayrshire	564	521	541	492	456	476
North Lanarkshire	1,257	1,111	1,146	1,097	842	1,010
Orkney Islands	145	155	149	80	57	104
Perth & Kinross	1,072	1,049	995	603	716	685
Renfrewshire	787	743	647	551	547	489
Scottish Borders	870	862	854	602	561	594
Shetland Islands	124	117	110	96	84	78
South Ayrshire	782	773	824	565	529	589
South Lanarkshire	1,612	1,495	1,460	1,360	1,229	1,364
Stirling	522	537	474	471	448	398
West Dunbartonshire	276	284	243	234	258	226
West Lothian	778	654	604	732	617	591
Scotland	27,882	26,267	25,772	22,101	20,571	20,560

Development services

Development Services	Indicator 1					
	Percentage of householder applications dealt with within 2 months			Number of non-householder applications		
	2004/2005	2005/2006	2006/2007	2004/2005	2005/2006	2006/2007
Aberdeen City	83.4%	85.3%	79.9%	768	819	907
Aberdeenshire	84.6%	75.6%	71.3%	1,979	1,952	2,065
Angus	90.7%	92.6%	92.4%	688	735	726
Argyll & Bute	88.9%	88.6%	83.4%	1,107	1,196	1,202
Clackmannanshire	96.4%	91.8%	94.3%	174	204	173
Dumfries & Galloway	78.8%	87.6%	86.9%	1,499	1,608	1,590
Dundee City	77.0%	85.7%	79.8%	476	495	498
East Ayrshire	75.6%	70.1%	79.2%	538	621	608
East Dunbartonshire	74.8%	60.3%	63.0%	166	234	246
East Lothian	86.6%	91.2%	87.8%	496	491	492
East Renfrewshire	82.6%	77.8%	77.6%	167	195	175
Edinburgh, City of	74.0%	77.0%	79.1%	2,137	2,051	2,345
Eilean Siar	66.4%	75.8%	81.3%	266	510	532
Falkirk	76.6%	81.4%	85.1%	429	485	513
Fife	79.1%	64.0%	65.9%	1,692	1,781	1,822
Glasgow City	66.7%	87.1%	92.7%	2,511	2,381	2,231
Highland	76.3%	76.8%	79.6%	3,329	3,128	3,354
Inverclyde	85.8%	89.0%	91.2%	301	328	287
Midlothian	85.5%	88.6%	74.3%	344	373	320
Moray	89.2%	84.5%	74.5%	851	815	953
North Ayrshire	87.2%	87.5%	88.0%	566	566	590
North Lanarkshire	87.3%	75.8%	88.1%	771	772	854
Orkney Islands	55.2%	36.8%	69.8%	307	328	410
Perth & Kinross	56.3%	68.3%	68.8%	1,207	1,153	1,325
Renfrewshire	70.0%	73.6%	75.6%	487	492	503
Scottish Borders	69.2%	65.1%	69.6%	1,325	1,344	1,393
Shetland Islands	77.4%	71.8%	70.9%	288	230	300
South Ayrshire	72.3%	68.4%	71.5%	761	714	773
South Lanarkshire	84.4%	82.2%	93.4%	1,176	1,162	1,232
Stirling	90.2%	83.4%	84.0%	429	467	488
West Dunbartonshire	84.8%	90.8%	93.0%	253	236	199
West Lothian	94.1%	94.3%	97.8%	673	580	651
Scotland	79.3%	78.3%	79.8%	28,161	28,216	29,757

Development services

Development Services	Indicator 1					
	Number of non-householder applications dealt with within 2 months			Percentage of non-householder applications dealt with within 2 months		
	2004/2005	2005/2006	2006/2007	2004/2005	2005/2006	2006/2007
Aberdeen City	412	404	400	53.6%	49.3%	44.1%
Aberdeenshire	928	740	700	46.9%	37.9%	33.9%
Angus	321	289	324	46.7%	39.3%	44.6%
Argyll & Bute	563	610	634	50.9%	51.0%	52.7%
Clackmannanshire	116	133	131	66.7%	65.2%	75.7%
Dumfries & Galloway	611	765	749	40.8%	47.6%	47.1%
Dundee City	233	207	196	48.9%	41.8%	39.4%
East Ayrshire	216	206	231	40.1%	33.2%	38.0%
East Dunbartonshire	76	72	120	45.8%	30.8%	48.8%
East Lothian	240	232	210	48.4%	47.3%	42.7%
East Renfrewshire	78	70	81	46.7%	35.9%	46.3%
Edinburgh, City of	1,036	959	1,169	48.5%	46.8%	49.9%
Eilean Siar	182	327	337	68.4%	64.1%	63.3%
Falkirk	130	163	209	30.3%	33.6%	40.7%
Fife	784	551	579	46.3%	30.9%	31.8%
Glasgow City	1,230	1,207	1,191	49.0%	50.7%	53.4%
Highland	1,451	1,417	1,589	43.6%	45.3%	47.4%
Inverclyde	195	207	194	64.8%	63.1%	67.6%
Midlothian	139	171	129	40.4%	45.8%	40.3%
Moray	352	297	298	41.4%	36.4%	31.3%
North Ayrshire	277	300	374	48.9%	53.0%	63.4%
North Lanarkshire	365	306	510	47.3%	39.6%	59.7%
Orkney Islands	137	115	151	44.6%	35.1%	36.8%
Perth & Kinross	444	533	479	36.8%	46.2%	36.2%
Renfrewshire	254	224	204	52.2%	45.5%	40.6%
Scottish Borders	571	495	456	43.1%	36.8%	32.7%
Shetland Islands	144	151	84	50.0%	65.7%	28.0%
South Ayrshire	354	302	309	46.5%	42.3%	40.0%
South Lanarkshire	547	485	693	46.5%	41.7%	56.3%
Stirling	218	274	245	50.8%	58.7%	50.2%
West Dunbartonshire	102	117	148	40.3%	49.6%	74.4%
West Lothian	507	410	389	75.3%	70.7%	59.8%
Scotland	13,213	12,588	13,513	46.9%	44.6%	45.4%

Development services

Development Services	Indicator 1					
	Total number of householder and non-householder applications			Total number of planning applications dealt with within 2 months		
	2004/2005	2005/2006	2006/2007	2004/2005	2005/2006	2006/2007
Aberdeen City	2,232	2,153	2,304	1,633	1,542	1,516
Aberdeenshire	3,911	3,794	3,944	2,563	2,133	2,040
Angus	1,406	1,455	1,502	972	956	1,041
Argyll & Bute	1,719	1,862	1,774	1,107	1,200	1,111
Clackmannanshire	371	412	384	306	324	330
Dumfries & Galloway	2,487	2,455	2,422	1,390	1,507	1,472
Dundee City	916	902	948	572	556	555
East Ayrshire	1,067	1,110	1,051	616	549	582
East Dunbartonshire	1,091	1,161	1,151	768	631	690
East Lothian	1,330	1,164	1,170	962	846	805
East Renfrewshire	1,082	975	947	834	677	680
Edinburgh, City of	4,475	4,298	4,466	2,767	2,689	2,847
Eilean Siar	555	601	596	374	396	389
Falkirk	1,019	1,109	1,105	582	671	713
Fife	3,751	3,727	3,789	2,413	1,797	1,876
Glasgow City	3,735	3,783	3,514	2,046	2,428	2,380
Highland	4,975	4,705	4,822	2,707	2,628	2,758
Inverclyde	548	565	538	407	418	423
Midlothian	917	892	811	629	631	494
Moray	1,424	1,362	1,526	863	759	725
North Ayrshire	1,130	1,087	1,131	769	756	850
North Lanarkshire	2,028	1,883	2,000	1,462	1,148	1,520
Orkney Islands	452	483	559	217	172	255
Perth & Kinross	2,279	2,202	2,320	1,047	1,249	1,164
Renfrewshire	1,274	1,235	1,150	805	771	693
Scottish Borders	2,195	2,206	2,247	1,173	1,056	1,050
Shetland Islands	412	347	410	240	235	162
South Ayrshire	1,543	1,487	1,597	919	831	898
South Lanarkshire	2,788	2,657	2,692	1,907	1,714	2,057
Stirling	951	1,004	962	689	722	643
West Dunbartonshire	529	520	442	336	375	374
West Lothian	1,451	1,234	1,255	1,239	1,027	980
Scotland	56,043	54,483	55,529	35,314	33,159	34,073

Development services

Development Services	Indicator 1			Indicator 2		
	Percentage of all planning applications dealt with within 2 months			Number of planning determinations		
	2004/2005	2005/2006	2006/2007	2004/2005	2005/2006	2006/2007
Aberdeen City	73.2%	71.6%	65.8%	2,232	2,153	2,304
Aberdeenshire	65.5%	56.2%	51.7%	3,911	3,794	3,944
Angus	69.1%	65.7%	69.3%	1,406	1,455	1,502
Argyll & Bute	64.4%	64.4%	62.6%	1,719	1,862	1,774
Clackmannanshire	82.5%	78.6%	85.9%	371	412	385
Dumfries & Galloway	55.9%	61.4%	60.8%	2,487	2,455	2,422
Dundee City	62.4%	61.6%	58.5%	916	902	948
East Ayrshire	57.7%	49.5%	55.4%	1,067	1,110	1,051
East Dunbartonshire	70.4%	54.3%	59.9%	1,091	1,161	1,151
East Lothian	72.3%	72.7%	68.8%	1,330	1,164	1,170
East Renfrewshire	77.1%	69.4%	71.8%	1,082	975	947
Edinburgh, City of	61.8%	62.6%	63.7%	4,475	4,298	4,466
Eilean Siar	67.4%	65.9%	65.3%	555	601	596
Falkirk	57.1%	60.5%	64.5%	1,019	1,109	1,105
Fife	64.3%	48.2%	49.5%	3,751	3,727	3,744
Glasgow City	54.8%	64.2%	67.7%	3,735	3,783	3,514
Highland	54.4%	55.9%	57.2%	4,975	4,705	4,822
Inverclyde	74.3%	74.0%	78.6%	548	565	538
Midlothian	68.6%	70.7%	60.9%	917	892	811
Moray	60.6%	55.7%	47.5%	1,424	1,362	1,526
North Ayrshire	68.1%	69.5%	75.2%	1,130	1,087	1,131
North Lanarkshire	72.1%	61.0%	76.0%	2,028	1,883	2,000
Orkney Islands	48.0%	35.6%	45.6%	452	483	559
Perth & Kinross	45.9%	56.7%	50.2%	2,279	2,202	2,320
Renfrewshire	63.2%	62.4%	60.3%	1,274	1,235	1,150
Scottish Borders	53.4%	47.9%	46.7%	2,195	2,206	2,247
Shetland Islands	58.3%	67.7%	39.5%	412	346	410
South Ayrshire	59.6%	55.9%	56.2%	1,543	1,487	1,597
South Lanarkshire	68.4%	64.5%	76.4%	2,788	2,657	2,692
Stirling	72.5%	71.9%	66.8%	951	1,004	962
West Dunbartonshire	63.5%	72.1%	84.6%	529	520	442
West Lothian	85.4%	83.2%	78.1%	1,451	1,234	1,255
Scotland	63.0%	60.9%	61.4%	56,043	54,829	55,075

Development services

Development Services	Indicator 2					
	Number of planning determinations that went to appeal			Number of successful appeals		
	2004/2005	2005/2006	2006/2007	2004/2005	2005/2006	2006/2007
Aberdeen City	34	25	42	18	8	20
Aberdeenshire	63	49	57	18	10	29
Angus	19	27	18	10	6	5
Argyll & Bute	23	20	25	13	6	6
Clackmannanshire	4	6	2	1	3	2
Dumfries & Galloway	22	29	29	7	11	6
Dundee City	16	26	23	8	19	13
East Ayrshire	10	15	13	5	8	8
East Dunbartonshire	18	40	19	4	9	3
East Lothian	13	16	10	3	8	2
East Renfrewshire	22	23	28	9	9	11
Edinburgh, City of	131	118	116	50	45	41
Eilean Siar	0	1	0	0	0	0
Falkirk	16	9	11	6	3	1
Fife	80	33	97	21	14	41
Glasgow City	53	73	75	17	28	34
Highland	27	42	18	6	22	6
Inverclyde	14	18	9	6	11	4
Midlothian	13	10	12	5	4	7
Moray	29	30	43	3	8	13
North Ayrshire	18	19	27	4	6	11
North Lanarkshire	27	35	30	13	19	12
Orkney Islands	4	1	1	0	0	1
Perth & Kinross	75	77	76	24	23	24
Renfrewshire	28	28	17	10	12	8
Scottish Borders	18	52	42	2	12	14
Shetland Islands	2	2	1	0	0	1
South Ayrshire	20	22	34	8	8	11
South Lanarkshire	33	26	47	13	11	14
Stirling	16	24	10	8	9	2
West Dunbartonshire	14	13	12	3	7	5
West Lothian	17	24	19	4	9	7
Scotland	879	933	962	299	348	361

Development services

Development Services	Indicator 2					
	Successful appeals as a percentage of determinations			Successful appeals as a percentage of determinations that went to appeal		
	2004/2005	2005/2006	2006/2007	2004/2005	2005/2006	2006/2007
Aberdeen City	0.8%	0.4%	0.9%	52.9%	32.0%	47.6%
Aberdeenshire	0.5%	0.3%	0.7%	28.6%	20.4%	50.9%
Angus	0.7%	0.4%	0.3%	52.6%	22.2%	27.8%
Argyll & Bute	0.8%	0.3%	0.3%	56.5%	30.0%	24.0%
Clackmannanshire	0.3%	0.7%	0.5%	25.0%	50.0%	100.0%
Dumfries & Galloway	0.3%	0.4%	0.2%	31.8%	37.9%	20.7%
Dundee City	0.9%	2.1%	1.4%	50.0%	73.1%	56.5%
East Ayrshire	0.5%	0.7%	0.8%	50.0%	53.3%	61.5%
East Dunbartonshire	0.4%	0.8%	0.3%	22.2%	22.5%	15.8%
East Lothian	0.2%	0.7%	0.2%	23.1%	50.0%	20.0%
East Renfrewshire	0.8%	0.9%	1.2%	40.9%	39.1%	39.3%
Edinburgh, City of	1.1%	1.0%	0.9%	38.2%	38.1%	35.3%
Eilean Siar	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Falkirk	0.6%	0.3%	0.1%	37.5%	33.3%	9.1%
Fife	0.6%	0.4%	1.1%	26.3%	42.4%	57.7%
Glasgow City	0.5%	0.7%	1.0%	32.1%	38.4%	45.3%
Highland	0.1%	0.5%	0.1%	22.2%	52.4%	33.3%
Inverclyde	1.1%	1.9%	0.7%	42.9%	61.1%	44.4%
Midlothian	0.5%	0.4%	0.9%	38.5%	40.0%	58.3%
Moray	0.2%	0.6%	0.9%	10.3%	26.7%	30.2%
North Ayrshire	0.4%	0.6%	1.0%	22.2%	31.6%	40.7%
North Lanarkshire	0.6%	1.0%	0.6%	48.1%	54.3%	40.0%
Orkney Islands	0.0%	0.0%	0.2%	0.0%	0.0%	100.0%
Perth & Kinross	1.1%	1.0%	1.0%	32.0%	29.9%	31.6%
Renfrewshire	0.8%	1.0%	0.7%	35.7%	42.9%	47.1%
Scottish Borders	0.1%	0.5%	0.6%	11.1%	23.1%	33.3%
Shetland Islands	0.0%	0.0%	0.2%	0.0%	0.0%	100.0%
South Ayrshire	0.5%	0.5%	0.7%	40.0%	36.4%	32.4%
South Lanarkshire	0.5%	0.4%	0.5%	39.4%	42.3%	29.8%
Stirling	0.8%	0.9%	0.2%	50.0%	37.5%	20.0%
West Dunbartonshire	0.6%	1.3%	1.1%	21.4%	53.8%	41.7%
West Lothian	0.3%	0.7%	0.6%	23.5%	37.5%	36.8%
Scotland	0.5%	0.6%	0.7%	34.0%	37.3%	37.5%

Development services

Development Services	Indicator 3		
	Percentage of population covered by local plans adopted within the last 5 years		
	2004/2005	2005/2006	2006/2007
Aberdeen City	0.0%	0.0%	0.0%
Aberdeenshire	100.0%	100.0%	100.0%
Angus	100.0%	100.0%	100.0%
Argyll & Bute	0.0%	100.0%	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%	100.0%
Eilean Siar	45.0%	100.0%	100.0%
Falkirk	100.0%	100.0%	100.0%
Fife	84.0%	84.0%	81.0%
Glasgow City	100.0%	100.0%	100.0%
Highland	77.0%	71.0%	72.0%
Inverclyde	0.0%	100.0%	100.0%
Midlothian	100.0%	100.0%	100.0%
Moray	100.0%	0.0%	98.5%
North Ayrshire	100.0%	100.0%	100.0%
North Lanarkshire	48.9%	48.9%	49.0%
Orkney Islands	100.0%	100.0%	100.0%
Perth & Kinross	30.9%	8.2%	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	95.4%	34.3%	100.0%
Stirling	0.0%	0.0%	100.0%
West Dunbartonshire	49.0%	49.0%	100.0%
West Lothian	100.0%	100.0%	100.0%
Scotland			