

EAST RENFREWSHIRE COUNCILPLANNING APPLICATIONS COMMITTEE29th November 2023Report by Director of EnvironmentPlanning Applications Committee Meeting Schedule**INTRODUCTION**

1. The purpose of this report is to update the Planning Applications Committee on the impact of a reduced frequency of Planning Applications Committee meetings held during 2023 and to consider arrangements for 2024.

RECOMMENDATION

2. It is recommended that the Committee agrees to continue to hold Planning Applications Committee meetings bi-monthly (every second month) during 2024 and to review the effectiveness of this arrangement in June 2024.

BACKGROUND

3. As Committee is aware, the instances in which planning applications require to be reported to the Planning Applications Committee are set out in the East Renfrewshire Council Planning Scheme of Delegation, which is attached in Appendix A.

4. Prior to 2023, the Planning Applications Committee met monthly however following agreement of a report by the Chief Planning Officer to the Committee in December 2022, it was agreed that the schedule would be reduced to every second month. This agreement was subject to a report being brought back to the Committee in December 2023 to update on the effectiveness of this arrangement.

5. The Planning Applications Committee is supported by officers from Democratic, Planning and Legal Services with other Services attending as required.

REPORT

6. In 2023, the Planning Applications Committee met on six occasions and determined seven Planning Applications and two reports relating to Planning enforcement matters. A breakdown of this year's activity is set out in Appendix B.

7. Over the course of 2023 the Planning Service determined 547 applications the majority of which fell into the categories of householder and local developments. The performance of the Service is reported annually to Scottish Government and has shown an increase in time taken to determine applications during the reporting years 2020/21 to 2022/23. This was a direct result of significant resourcing issues during those years. Whilst the applications brought to Committee in 2023 were not determined within the statutory period, it is clear that the frequency of Committee meetings was not a factor in this and there is now clear evidence that performance is improving.

8. The continued improvement in performance is very important and it is proposed that if the Committee does agree to continue with bi-monthly meetings, a further report will be

brought back to Members in June 2024, which again assesses the impact and provides an update on performance.

9. The reduced frequency of meetings remains a support to officers in their ability to undertake other duties and the improved performance demonstrates a positive trend. If however it appears that the meeting schedule is likely to adversely affect applicants or Council performance figures, the option would still exist to call additional meetings of the Committee.

10. It is therefore recommended that meetings are held every second month from 2024 onwards in February, April, June, August, October and November/ December. If additional dates are required, these can be scheduled in accordingly.

FINANCE AND EFFICIENCY

11. This will result in a reduction in the need for officer support and will release officers to undertake other duties.

CONSULTATION

12. This matter has been discussed with Democratic and Legal Services and with the Planning Applications Committee Chair and Vice Chair.

PARTNERSHIP WORKING

13. This report has no partnership working implications.

IMPLICATIONS OF THE PROPOSALS

14. The proposed arrangement will result in a reduction in the need for officer support and will release officers to undertake other duties.

CONCLUSIONS

15. It is considered that, in view of the number of applications that are reported to the Planning Applications Committee meetings, it is appropriate to continue to hold meetings every second month. The option will remain to hold additional meetings if workload dictates.

RECOMMENDATIONS

16. It is recommended that the Committee agrees to continue to hold Planning Applications Committee meetings bi-monthly (every second month) during 2024 and to review the effectiveness of this arrangement in June 2024.

Director of Environment

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November 2023

APPENDIX A

East Renfrewshire Council Planning Scheme of DelegationApproved by East Renfrewshire Council on 25th February 2021and the Scottish Ministers on 15th March 2021**Made in terms of Section 43A of the Town and Country Planning (Scotland) Act 1997
[as amended by Section 17 of the Planning etc. (Scotland) Act 2006]
and The Town and Country Planning (Schemes of Delegation and Local Review
Procedure)(Scotland) Regulations 2013**

The Director of Environment, *the Head of Environment (Chief Planning Officer), the Planning and Building Standards Manager or Principal Planner* is authorised in relation to development management to determine all 'local development' applications for planning permission (*including planning permission in principal and applications for consent, agreement or approval required by a condition imposed on a grant of planning permission*). 'Local development' is defined by the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc (Scotland) Act 2006, and the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009 and summarised below. The above authorisation applies unless the planning application involves any of the circumstances specified in (i) to (viii) below, in which case the application will be referred to the Planning Applications Committee for determination:-

- (i) the planning application is made by an *Elected* Member of East Renfrewshire Council *or their spouse or their partner*,
- (ii) the planning application is made by an employee of the Council's Planning and Building Standards Services *or their spouse or their partner*,
- (iii) an employee of the Council's Planning and Building Standards Services, *or their spouse or their partner*, has an interest in a planning application, for example, as an objector,
- (iv) there are 10 *or more* objection letters or *electronic communications* from 10 *or more individuals, who state their objections (including giving their reasons) in relation to the proposed development or use under consideration*.
- (v) where it is proposed to approve a proposal that is significantly contrary to the development plan
- (vi) the proposal has been subject to an Environmental Impact Assessment,
- (vii) where there are associated applications being considered by the Committee *e.g. where a planning application is accompanied by an associated Conservation Area Consent or Listed Building Consent*, or
- (viii) the application is made by the planning authority and 4 elected Members have individually requested a referral of the application to the Planning Applications Committee within 21 days of the validation of the application.

Additionally, Elected Members will be able to refer an application to the Planning Applications Committee where all of the following criteria are met:-

- (viii) at least two elected Members individually request the referral; and
- (ix) that the referral is received within 21 days of the validation of the application, and
- (x) where there are 6 *or more* objection letters or e-mails from 6 *or more individuals, who make their objections (including giving their reasons) in relation to the proposed development or use under consideration*.

For the avoidance of doubt for the purposes of the above referrals:

- a) Petitions shall be treated as a single objection,
- b) One letter or *electronic communication* signed by three people will count as one,
- c) The same person sending in three different letters, or *electronic communications* will only count as one,

- d) Three separate letters or *electronic communications* (albeit with the same text) from three different people will count as three.

Local Developments

(1) Residential

- (a) Applications for alterations or extensions to existing dwelling houses and other householder planning applications eg driveways, garages and other outbuildings
- (b) All planning applications for up to and including 49 dwellings.
- (c) All applications for residential development for sites less than 2 hectares in area.

(2) Business and General Industry, Storage and Distribution

- (a) Alterations to existing buildings.
- (b) Construction of buildings, structures or other erections for use as an office, for research and development for products or processes, for any industrial process or for the use of storage or as a distribution centre up to a gross floor space of the building, structure or other erection of less than 10,000 square metres.
- (c) Construction of buildings, structures or other erections for use as an office, for research and development of products or processes, for any industrial process or for the use of storage or as a distribution centre, the site area of which is less than 2 hectares.

(3) Electricity Generation

- (a) Construction of an electricity generating station providing the capacity of the generation station is less than 20 megawatt.

(4) Waste Management Facilities

- (a) Construction of facilities for use for the purpose of waste management or disposal provided the capacity of the facility is under 25,000 tonnes per annum.
- (b) In relation to facilities for use for the purpose of sludge treatment, the capacity to treat residual sludge is no more than 50 tonnes (wet weight) per day.

(5) Transport and Infrastructure Projects

- (a) Construction of new or replacement roads, railways, tramways, waterways, aqueducts or pipelines providing the length of road, railway, tramway, waterway, aqueduct or pipeline does not exceed 8 kilometres.

(6) Fish Farming

- (a) The placing or assembly of equipment for the purpose of fish farming (the breeding, rearing or keeping fish or shellfish) providing the surface area of water covered is less than 2 hectares.

(7) Minerals

- (a) The extraction of minerals providing the area of the site is under 2 hectares.

(8) Other Developments (Including planning applications for retail developments, education, institutional leisure, assembly, temporary buildings and uses, telecommunications developments, licensed premises and mixed use developments.)

- (a) Any development not falling within the above classes of development providing the gross floor area of any building, structure or erection constructed is less than 5,000 sq. metres.
- (b) Any development not falling within the above classes of development providing the area of the site is less than 2 hectares.
- (c) Any development comprising a combination of the above classes providing the gross floor area of any building, structure or erection constructed is under 5,000 sq. metres or the area of the site is less than 2 hectares.

NOTE

Please note that this Scheme of Delegation relates to applications for planning consent in terms of Section 43A of the Town and Country Planning (Scotland) Act 1997. Delegation of decision-making for other consents such as advertisement consent, conservation area consent, tree works etc. are covered under the Council-wide [Scheme of Delegated Functions](#) approved separately by the Council.

APPENDIX B

<u>Meeting Date</u>	<u>Number of Applications</u>	<u>Notes</u>
30 January 2023	1	Erection of 5 new build dwellings following the demolition of the existing riding school buildings with retention of the existing dwellinghouse. (Application continued from December 2022)
15 February 2023	1	Erection of 18 garages, including refuse/recycling stores and resident parking (adjacent to existing garages) within the rear courtyards of existing apartment block development.
5 April 2023	1	Erection of 5 dwellinghouses and the formation of accesses and other associated works.
7 June 2023	3	Erection of 50 metre high wind turbine (to hub height) with formation of access road and siting of control building (renewal of previous planning permission 2014/0588/TP)
		Erection of residential development (comprising 80 dwellinghouses and 10 flats) with associated access roads, landscaping and SUDS (major) (amended drawings). (Reassessment of previously approved application against new National Planning Framework 4)
		Erection of 1.5 storey dwelling with parking and amenity space.
9 August 2023		No meeting held
4 October 2023	2	Change of use of field to commercial dog walking facility, with associated fencing, access and parking (part retrospective).
		Service of a Notice under Section 33A of the Town and Country Planning (Scotland) Act 1997
29 November 2023	1	Service of a Notice under Section 33A of the Town and Country Planning (Scotland) Act 1997 (Update Report)

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