

# Report

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Report to:	<b>Planning Committee</b>
Date of Meeting:	<b>21 June 2011</b>
Report by:	<b>Executive Director (Enterprise Resources)</b>

Subject:	The South Lanarkshire Development Management Charter 2011
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## 1. Purpose of Report

1.1. The purpose of the report is to:-

- Seek Committee approval for the South Lanarkshire Development Management Charter 2011.

## 2. Recommendation(s)

2.1. The Committee is asked to approve the following recommendation(s):-

- (1) That the South Lanarkshire Development Charter is approved and published.

## 3. Background

3.1. The Planning etc (Scotland) Act 2006 has introduced a number of changes in the planning system which has had an impact on the way the Council delivers its planning function. In particular, there are important changes to the way the Planning and Building Standards Service discharges its development management function. Development management generally involves the control of the development and use of land and deals with the processing of planning applications and provision of advice on planning proposals.

3.2. The changes to the planning system relate to the Scottish Government's aim to modernise the planning system to make it more efficient and fit for purpose and in turn facilitate the delivery of sustainable economic growth.

3.3. A hierarchy of developments has been introduced which splits development proposals into three categories: national development, major development and local development. These new categories of development are dealt with in a way that is appropriate to their scale and complexity.

3.4. As well as the introduction of a hierarchy of developments, the most significant changes relate to:

- The requirement for applicants to undertake formal Pre Application Consultation (PAC) for national and major developments. A guidance note on Pre Application consultation is available on the Council's web site or as hard copy.
- Neighbour notification no longer being the responsibility of the applicant / agent but now carried out by the Council.
- Neighbour notification now relating to land and properties within 20 metres of the application site

- Design and Access Statements being provided for all national and major applications
- Duration of planning permission to lapse after three years
- A Planning Local Review Body being established by the Council to consider appeals by applicants in regard to the refusal of planning permission for applications delegated to officers.
- Applicants are required to submit a 'Notice of Initiation of Development' to the Planning Service before development commences. When a development is completed a 'Notice of Completion' should also be submitted.

3.5 The above changes have been made at the same time as the move towards increasing the level of service provided on the Council's web page through the Planning Portal. This 'e-planning' service has improved the level of information available to customers and transparency of decision making. At the same time the level of customer expectations on the Service has increased, as has the complexity in the assessment of development proposals. Over time, cumulatively, the changes to the planning system and increased demands on the service have had impact on the resources of the service, notwithstanding recent down turn in the economy.

3.6 Within the above context, the purpose of the Development Management Charter therefore is to set out how the Council has implemented the changes to the planning system, to provide a guide to customers as to what they can expect from the planning service and to set out the standards that the service seeks to achieve. In doing this, the aim is to make all our customers aware of how the planning system is delivered and in turn allow for a more effective and efficient engagement with the Council. By communicating with our customers through the charter we ultimately aim to facilitate the delivery of development to the right places at the right time and of the right quality, thereby contributing to sustainable economic growth.

#### **4. The South Lanarkshire Development Charter**

4.1 The aim of the charter is to communicate with our customers to;

- Provide information on what we do
- Provide a helpful, courteous service which treats all users fairly
- Ensure the service is easily understood by those who use it
- Welcome the opportunity to discuss proposals before submission of a planning application for development
- Give appropriate publicity to planning applications and ensure that people are given sufficient time to comment
- Clearly explain why proposals are acceptable or not
- Set and aim to meet clear performance targets.

4.2 The charter is one of a number of Planning and Building Standards Guidance leaflets which set out information and service standards for our customers to assist in delivering an effective and efficient planning service across South Lanarkshire.

4.3 Following Committee approval, the Development Management Charter will be published and made available on the Council's website.

4.4 The charter has been available for viewing in the Members' area prior to Committee.

## **5. Employee Implications**

5.1. There are no implications for staff resources within this Service.

## **6. Financial Implications**

6.1. All publication and staffing costs arising from the recommendations of this report are accounted for within established budgets.

## **7. Other Implications**

7.1. There are no risks associated with this paper.

## **8. Equality Impact Assessment and Consultation Arrangements**

8.1. This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy and therefore, no impact assessment is required.

**Colin McDowall**

**Executive Director (Enterprise Resources)**

6 June 2011

### **Link(s) to Council Objectives/Improvement Themes/Values**

- Improve the quality of the physical environment
- Support the local economy by providing the right conditions for growth, improving skills and employability

### **Previous References**

None

### **List of Background Papers**

- South Lanarkshire Development Management Charter 2011

### **Contact for Further Information**

If you would like to inspect the background papers or want further information, please contact:-

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