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Aberdeenshire
COUNCIL



Scheme of Governance Review : Planning Delegations (PART 2c)

Procedures Committee

2021



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Background and purpose

Context:

- The Planning (Scotland) Act 2019 has made a number of changes to both the process of Development Planning and Development Management.
- Continued focus on performance, continuous improvement and efficiency
- The cost of delivering the 49 additional duties contained in the new Act are estimated at between £7M and £59M per authority over a 10 year period.
- National requirement for an additional 730 planners in the next 10 years (replacement and expansion)
- Scottish Planning Schools generate an average of 35 Planning graduates per annum



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Building resilience and capacity

- Utilising available budget to grow our own Planners
- Officer learning & development
- Digitisation of the Planning Service
- Collaborating with partner Services and key stakeholders
- Streamlining decision making process



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Changes focus on:

- Balance efficient resource use with ensuring delegations are proportionate and retain Elected Member decision making on more significant applications
- Improve Performance in decision making timescales
- Greater Confidence and certainty and clarity for stakeholders in the handling of applications
- Achieving best value as part of the decision-making process
- Provide clarity on aspects of the Delegations through guidance



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National and Major Developments

Proportionate approach to the determination of applications by Aberdeenshire's Planning Committees for National and Major Planning Applications

- National and Major Applications subject to Pre Determination Hearing would be determined by ISC unless of Regional Significance (Recommendation 2.2.1) which would remain with Full Council
- Major Applications made by Members are proposed to be determined by ISC in all cases (Recommendation 2.2.2)
- Additional clarity is proposed around the handling of 'other' applications relating to Major and National Development to align them with the provision set out for other local applications (Recommendation 2.2.3)



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Local Developments – General provisions

- Mirror the proposed changes in respect of Major/National Developments for Regionally Significant and applications which are significant departures (Recommendations 2.3.1)
- Streamline referral criteria related to applications made by members, staff and local authority. (Recommendations 2.3.2 & 2.3.3)
- Increase the number of representations required for direct committee referral criteria for applications with objections to 10 (Recommendations 2.5)
- Retain the Local Member Notification process for applications recommended for approval with objections but allow delegation of applications recommended for refusal (Recommendations 2.4.1 & 2.4.2)



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Local Developments – Other Application Types

- Allow for full delegation of Certificates and written amendments to legal agreements (Recommendation 2.6.1)
- Allow for increased delegation of other applications (other than Full and Planning Permission in Principle Applications) such as S42 Applications, Listed Building Consent, Advertisement consent and MSC applications subject to specific criteria (Recommendation 2.6.2)



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Guidance and other provisions

- New section of guidance on the Local Member Notification Process including how various scenarios are dealt with as part of the process (Recommendation 2.7.3)
- Additional guidance on representations and how they are dealt with (Recommendation 2.7.1)
- Additional guidance on significant departures (Recommendation 2.7.2)
- Clarification on handling of Non Material Variations and inclusion of new provisions surrounding minor amendments to legal agreements (Recommendation 2.7.3)
- No proposals to amend wider Development Planning Related Delegations at this time



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Thank you

Paul Macari – Head of Planning and Economy