

**Road Network Management and
Maintenance Division
Development Control adjacent to Trunk
Roads**

**Annual Performance Report
For 2002**



SCOTTISH EXECUTIVE

Development Department
Road Network Management & Maintenance
Division
Victoria Quay
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Introduction

Planning Advice Note (PAN) 40 (Revised): Development Control, provides best practice advice on development control. It emphasises the priority that Scottish Ministers attach to the provision of a high standard development control service.

Para 41 of PAN 40 refers to the need for regular consultation on applications with other bodies and the need to periodically review working arrangements to identify where improvements might be made. Although not specifically mentioned, the Scottish Executive Roads Network Management and Maintenance Division (RNMMMD) and its Operating Companies are such a body and have an important role to play in the processing of planning applications affecting trunk road interests.

The third annual report of the Scottish Executive's Planning Audit Unit (published March 2001 and available on the web at <http://www.scotland.gov.uk/planning>) sets out the main findings and recommendations for action to improve existing consultation arrangements. RNMMMD have agreed to set targets for responding to all applications they are consulted on, and to increase the level of electronic communication between themselves and local authorities.

Delays in reaching decisions on planning applications have been a longstanding issue to many involved in the development process. There is a statutory duty for planning applications to be decided in 2 months from the receipt of a valid planning application (4 months where an Environmental Assessment is necessary), although an extension of time can be agreed in writing with the applicant. It has been a matter of concern to planning authorities that delays in responding to trunk road consultations by RNMMMD or their agents have contributed to difficulties in meeting this deadline.

RNMMMD are committed to issuing a consultation response (TRNPA/2) to **60% of minor applications within 14 days of receipt** by the operating company, and to issue a response on **all major applications within 14 days from receipt** of acceptable supporting data provided by the applicant (i.e. an audited Transport Assessment). RNMMMD will advise planning authorities where they are unlikely to be able to respond within 14 days. Progress against targets will be reported annually.

It has been agreed that these performance targets will be monitored and should be progressively improved. This report is the first such annual report and sets out the performance of RNMMMD in meeting their targets and provides other statistics with regard to trunk road development control in 2002. As this is the first formal annual report only limited comparison with previous years performance is made.

Summary

1. RNMMMD are committed to issuing a consultation response (TRNPA/2) to **60% of minor applications** within 14 days of receipt by the operating company – this target has been **met** in 2002 with an on average performance across RNMMMD of **62%**. This is a significant improvement on 2001.
2. RNMMMD are committed to issuing a response on **all major applications within 14 days from receipt** of acceptable supporting data provided by the applicant – this target has **not been met** in 2002 as only **78%** of such applications (based upon a sample) were returned within this timescale in some instances the method of recording applications provides a pessimistic assessment of actual response times
- 3 It is acknowledged that performance in major applications could be improved and this will in part be aided by better data collection and recording in this area. With regard to minor applications performance varies across the Division with some Unit Management Teams requiring to improve overall performance. However it has been agreed that in line with the requirement for continuous improvement that a **target of 65%** should now be set for **2003**.
4. With regard to the **Operating Companies** they are required to submit a recommendation to RNMMMD within 5 days of receipt of the planning application and form TR/NPA/1. Performance in this area requires improvement although all Operating Companies are achieving a median response time of **6 days**. Again the Operating Companies show a significant improvement in this area over 2001.
5. **778** trunk road development control **consultations** were received **in 2002**. Nearly 75% of these related to domestic or commercial applications. 13% of all consultations are considered to be major applications. It is of some concern that the **time taken to consult** with RNMMMD on some applications is still quite **lengthy** and on average 29 days however the median time is 16 days.
6. Data was obtained from the RNMMMD Development Control Database which is under constant development. The accuracy of data input needs to be improved and this will be addressed through development and training.
7. Early in 2003 RNMMMD will write to all Planning Authorities inviting them to send consultations electronically to both ourselves and the Operating Companies. This should help remove sometimes lengthy postal delays but will require development and discussion to ensure that consultation remains effective.

Detailed Analysis and Tables

The following tables have been prepared using the RNMD development control database. Data for 2002 analysed using those applications where the date of receipt of the TR/NPA/1 from the Planning Authority is recorded as being between 1/1/2002 and 31/12/2002. Spurious and incorrect data has been excluded from the analysis.

Table 1: Number of Trunk Road Applications by Planning Authority

Planning Authority	Number of Trunk Road Applications per Authority
Aberdeen City Council	24
Aberdeenshire Council	67
Angus Council	7
Argyll and Bute Council	67
City of Edinburgh Council	11
Dumfries and Galloway Council	44
Dundee City Council	6
East Ayrshire Council	9
East Lothian Council	12
East Renfrewshire Council	0
Falkirk Council	20
Fife Council	12
Glasgow City Council	19
The Highland Council	178
Inverclyde Council	23
Loch Lomond and the Trossachs National Park	9
Midlothian Council	6
North Ayrshire Council	26
North Lanarkshire Council	22
Perth and Kinross Council	36
Renfrewshire Council	20
Scottish Borders Council	18
South Ayrshire Council	54
South Lanarkshire Council	33
Stirling Council	17
The Moray Council	22
West Dunbartonshire Council	6
West Lothian Council	10
Total number of applications	778

Notes:

1. There were no applications in East Dunbartonshire or Clackmannanshire Council Areas affecting trunk roads. There are no trunk roads in the 3 Scottish Island Council Areas.

Table 2: Time taken between receipt of planning application by Planning Authority and receipt of consultation by RNMMMD

Planning Authority	Minimum (days)	Maximum (days)	Average (days)	Median (days)
Aberdeen City Council	8	1018	96	25
Aberdeenshire Council	5	148	33	22
Angus Council	8	36	19	14
Argyll and Bute Council	1	73	17	11
City of Edinburgh Council	7	991	124	19
Dumfries and Galloway Council	1	141	18	8
Dundee City Council	21	50	32	25
East Ayrshire Council	8	32	19	15
East Lothian Council	7	52	29	25
East Renfrewshire Council	-	-	-	-
Falkirk Council	7	176	31	21
Fife Council	11	762	81	22
Glasgow City Council	10	60	26	19
The Highland Council	1	1262	24	11
Inverclyde Council	6	83	25	17
Loch Lomond and the Trossachs National Park Authority	5	139	35	15
Midlothian Council	14	567	134	44
North Ayrshire Council	5	1113	66	15
North Lanarkshire Council	7	52	24	21
Perth and Kinross Council	6	54	17	15
Renfrewshire Council	6	306	38	18
Scottish Borders Council	6	58	22	22
South Ayrshire Council	8	358	33	26
South Lanarkshire Council	3	248	28	15
Stirling Council	12	365	50	23
The Moray Council	7	181	39	28
West Dunbartonshire Council	10	44	23	17
West Lothian Council	10	93	42	46
All Planning Authorities	1	1262	29	16

Notes:

1. Days calculated from date of receipt of TR/NPA/1 by RNMMMD minus date of receipt of application reported by Planning Authority. Significant postal delays can occur at the start and end of the consultation period and this is critical when only 14 days is allowed for consultation. Increased use of electronic consultation should aid in reducing delays in this area.
2. As a long maximum period can seriously effect the average performance the median period was calculated as a better measure of overall consultation period.
3. This table is included as it is considered that consultation as early as possible with RNMMMD will ensure that overall delays to the processing of an application by

the Planning Authority will be minimised. RNMMMD are often asked for their views on an application with little notice prior to a determination. The longest recorded consultation delay periods were for the following 10 applications:

- Proposed Sand and Gravel Quarry
- Erection of car wash
- Installation of ATM Cash Dispenser within shop
- Extraction of Coal by Opencast Mining
- Industrial/Business Park
- Change of use of Vacant Land to Housing
- COU of farm building to form vehicle repair workshop
- Business Park
- Mixed use Development comprising offices and flats
- Demolish existing house and erect new dwellinghouse

Table 3: Proportion of Application by Type

Type of Application	%
Commercial	51
Domestic	22
Quarrying/Mining	1
Residential	14
Telecommunications Masts	6
Other	6

Notes:

1. Residential applications deemed to be those for more than 2 dwellings within an application site. Consultations on advertisement consents are not included in the analysis.

Table 4: Performance of Operating Companies (Equivalent 2001 figures in brackets)

Operating Company	Range (days)	% in less than or equal to 6 days	Median Response time (days)
North East (BEAR Scotland Ltd)	0 – 49	51 (42)	6
North West (BEAR Scotland Ltd)	0 – 89	52 (30)	6
South East (Amey Highways Ltd)	0 – 32	60 (39)	6
South West (Amey Highways Ltd)	0 – 53	52 (31)	6

Notes:

1. The Operating Companies are required to submit a recommendation to RNMMMD within 5 days of receipt of the planning application and form TR/NPA/1 from the Planning Authority. 6 days is used as a measure to allow for the possibility of different date of receipt by RNMMMD and the OC.

Table 5A: Performance of Scottish Executive – Minor Applications

% of replies in less than or equal to 14 days (2002)	62
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Notes:

1. The target in this area is to reply to 60% of minor application consultations within 14 days of receipt. Performance calculated using date of transmission of TR/NPA/2 return minus date of receipt of TR/NPA/1 consultation in calendar days.

Table 5B: Performance of Scottish Executive – Major Applications

Number of applications as % of total number considered to be major applications	13
% of replies to consultations within 14 days of receipt of acceptable supporting data provided by the applicant (i.e. an audited Transport Assessment).	78

Notes:

1. The target in this area is to reply to 100% of major application consultations within 14 days of receipt of acceptable supporting data provided by the applicant.