

LOCAL DEVELOPMENTS PROCESS

Pre-Application Screening
Open to the prospective applicant to serve a notice on the Planning Authority (PA) requesting a view on whether or not a proposal is for a 'major' development

If 'major' follow major developments process

PA determines whether it is an Environmental Impact Assessment (EIA) development (screening opinion)

If not EIA development proceed to submission of application

Follows EIA Consultation procedures if required (scoping and production of Environmental Statement)

Submit planning application

Validation & Registration

PA processes application including neighbour notification, statutory consultation etc.

Officer prepares report

Is the development a member or authority interest case or not delegated under the terms of the PA's own s43A scheme of delegation?

No

Yes

Application should be delegated under a s43A Scheme of Delegation

Authority may choose not to delegate a particular case which would otherwise be delegated

Usually Decision by Development Control Committee (or the authority may delegate under a wider scheme of delegation under the Local Govt Act 1972)

Is the planning authority, or appointed person minded to approve?

No

Yes

Is the case covered by a Notification Direction

No

Yes

Notify case to Scottish Ministers who decide whether or not to Call-in

Case called in

Scottish Ministers may return the case to the local authority for determination

Directorate of Planning and Environmental Appeals

Decision Notice

Decision Letter

Period for determination is 2 months

