

Planning Users' Forum

PLANNING USERS' FORUM

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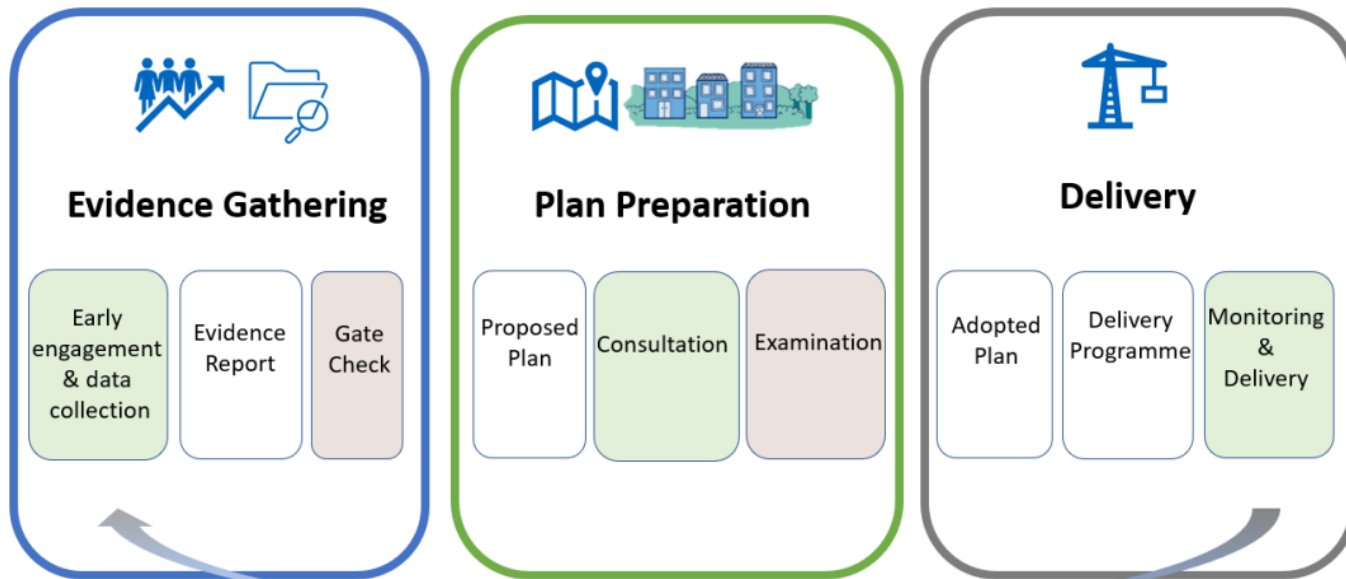
Development Plan Update

PLANNING USERS' FORUM

12 SEPTEMBER 2024

BRENDA MURRAY

LDP Process



Evidence Gathering

<https://www.youtube.com/watch?v=iwGLKpNfPwM>



Some questions we asked



How easy is it to get to where I need to go by bus or rail?



How well am I connected to nature in my place?



What is my place like for accessing services I need?



How safe do I feel in my place?



Are there opportunities for jobs or volunteering in my place?

Evidence Gathering

Evidence Gathering The Big Place Conversation

- ▶ Comments received during the consultation are available online [BPC Result Report \(Excel doc\) \[1MB\]](#).
- ▶ Currently collating all the information into summary reports which will be available in October 2024
- ▶ Useful for community bodies looking to develop a Community Action Plan or Local Place Plan
- ▶ Available to different areas of responsibility within the Council to inform their own strategies
- ▶ This evidence will help us shape the direction of LDP3

Topic paper Consultation



- ▶ Covering a range of policy areas
- ▶ Highlighting implications of evidence for the LDP
- ▶ Highlighting gaps or uncertainties in the evidence
- ▶ Seek agreement of the evidence base with key agencies and stakeholders

The Next Steps

▶ Stage 1 Evidence Gathering

- ▶ Finish preparing the Evidence Report
- ▶ Seek Council approval
- ▶ Submit to Gatecheck

▶ Stage 2 Plan Preparation

- ▶ Following Gatecheck approval proceed to prepare Proposed Plan
- ▶ Undertake a Call for Ideas and sites
- ▶ Policy and Place ideas, including those in Local Place Plans, explored with communities and discussed with developer and landowner groups
- ▶ Proposed Plan drafted and submitted to Council
- ▶ Proposed Plan consultation
- ▶ Submit to Scottish Ministers for Examination

LDP3 Timescales

- ▶ Timescales to be determined on approval of the Development Plan Scheme to be considered at the E&I Committee on 21 October 2024.
- ▶ Participation Statement containing our approach to consultation and engagement currently being consulted on.
- ▶ Emerging Local Development Plan (LDP3) - Perth & Kinross Council (pkc.gov.uk)
- ▶ End of consultation Friday 27 September 2024.



LDP3 Update

Thank you

&

any questions

General Permitted Development Order (Scotland)

The General Permitted Development Order (GDPO) allows certain types of development to proceed without the need for full planning permission. It has undergone several amendments to adapt to changing needs and priorities.

In 2019 The Scottish Government started a 4 phase review of the GDPO to address new development pressures particularly in relation to climate change and extended householder rights.

The most recent amendment has aimed to simplify the planning process for zero and low carbon technologies in order to help homeowners and businesses save money and reduce emissions.

How do I find out more/apply?

In relation to Householder applications the [Council website](#) provides information to aid in determining whether a proposal is permitted development. For guidance with visual aids [read the Scottish Governments Guide on Householder Permitted Development](#). If formal confirmation is required, then a Certificate of Lawful Use/Development should be submitted.

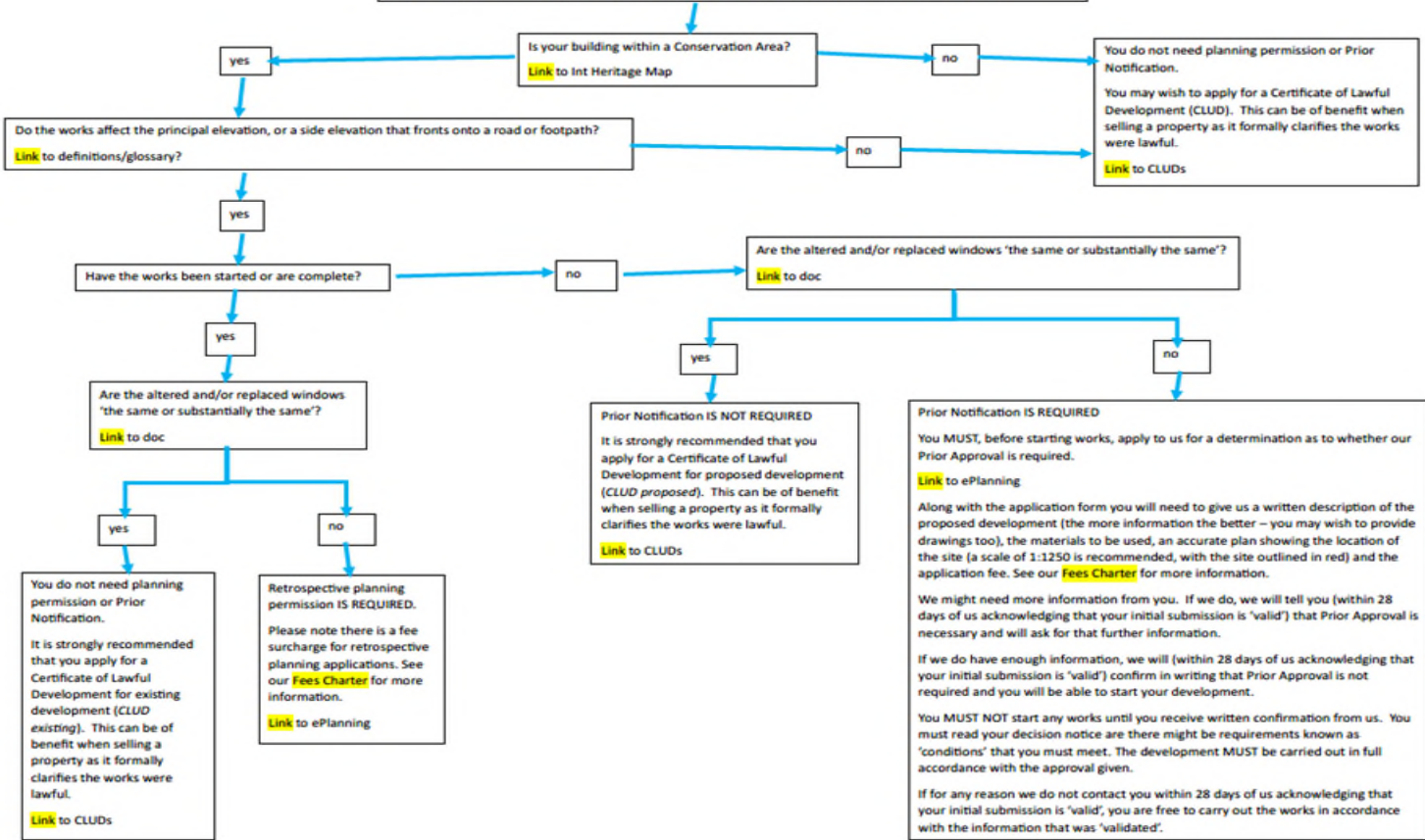
A small number of permitted development rights (PDR) are subject to a process known as “[prior notification and prior approval](#).” The planning authority’s determination is limited to the particular matters specified in the relevant [PDR](#) class – for example, siting, design or appearance. The planning authority then has an opportunity to indicate whether specific aspects of the development are acceptable. In this sense, the process is lighter touch than applications for planning permission because a narrower range of considerations are taken into account.

2024 main changes



Examples of the changes in 2024 are;


- The installation, alteration or replacement of a free-standing wind turbine within the curtilage of a dwelling.
- The installation, alteration or replacement of solar PV or solar thermal equipment
- Any alteration or replacement of an existing window (*if it involves 'development'*). This part is a significant change as those living in conservation areas (CA) will be able to more easily alter or replace their windows to improve the energy efficiency of their homes.
- Within a qualifying parking area the installation of solar canopies, battery storage and equipment housing for recharging vehicles (includes within CAs)

I want to alter or replace windows in my building, or I have altered or replaced windows in my building after 24 May 2024. (Contact the duty planning officer if windows were altered or replaced prior to 24 May 2024.)



Explanation of criteria for “the same or substantially the same” in respect of GPDO Class 7A

Element of alteration or replacement	NOT substantially the same, therefore requiring PN (if works have not commenced) or planning permission (if works have started or been completed)
Opening method	Changes from any one type to any another: <ul style="list-style-type: none"> • Vertical sliding sash and case • Casement • Fixed pane • Central pivot • Top hung • Tilt and turn • Mix of fixed/tilt and turn/casement to a different combination
Number of panes	Any increase or decrease, from an elevational perspective. If, for example, the current windows are two pane over two pane sash and case changing to one pane over one pane sash and case, this is not substantially the same  <p>Change between single or double/triple glazed does not trigger a change in the number of panes (though see ‘dimensions’ below).</p> <p>Introducing or excluding structural astragals will change the number of panes.</p>
Orientation of panes	A change between <u>eg</u> , vertical panes and laid/horizontal panes. 
Colour of panes	Removal of coloured (<u>eg</u> stained) glass or installation of coloured glass. Change between clear glass and textured or frosted glass.

	Note: Application of temporary <u>vinyls</u> to the inside of the window does not constitute an alteration to the window, even if coloured. Advert Consent may be required in some circumstances.
Dimensions of frame (including dimensions of astragal bars)	Frames: +/- 15% of any dimension (<u>ie</u> a change of up to and <u>inc</u> 15% is substantially the same) Note: If a change to double or triple glazing results in a framing width increase of more than 15%, it would not be substantially the same. Astragals: (structural or non-structural) +/- 10% of width (<u>ie</u> a change of up to and <u>inc</u> 10% is substantially the same) and max limit of 25mm The introduction or removal of structural astragals is not substantially the same. The introduction or removal of non-structural astragals (plant-on) is not substantially the same. The introduction of externally visible trickle vents is not substantially the same (note: incorporating hidden trickles vents where there were none on the previous windows is substantially the same). The introduction or removal of horns is not substantially the same (<u>ie</u> a change to the horn detail). 
Colour of frame (including colour of astragal bars)	Any change of colour.

Local Place Plans



What are Local Place Plans?

- ▶ New type of community-led plan – introduced through Planning (Scotland) Act 2019
- ▶ Opportunity to come up with proposals for ‘development and use of land’ in a community
- ▶ Area defined by the community group(s) – village, town, wider area?
- ▶ ‘...have regard to...’ other plans in the area e.g. LDP, NPF4, Locality Plan
- ▶ Influence future planning decision-making in the area
- ▶ Can focus on range of issues e.g. affordable housing, active travel opportunities, tourism, protecting natural assets, responding to climate change

Local Place Plans - opportunities

- ▶ Provide local people with opportunity to help shape place-based projects & developments
- ▶ Opportunity for a community to identify important assets/sites
- ▶ Opportunity for community to involve owners and developers
- ▶ Opportunity to influence future local planning decision-making because may be taken into consideration when determining planning applications
- ▶ Can support funding bids by demonstrating community support for projects

Local Place Plans - requirements

- ▶ Scottish Govt '[Circular](#)' on LPP requirements
- ▶ Must be prepared by a Community Body
- ▶ Must contain a proposal for the development or use of land
- ▶ Must have regard to the development plan & locality plan for the area
- ▶ If relevant, must set out reasons why the development plan should be amended
- ▶ Must comply with 'other prescribed requirements' as to the form and content of the plan, and the steps that must be taken before preparing the plan
- ▶ Short and clear – map and statement
- ▶ Indication of community support

Local Place Plans – other plans?

On its own

Optional

Prepare a Local Place Plan

Alongside a CAP

Optional

You can prepare your Local Place Plan alongside your Community Action Plan

Two jobs at the same time

Supplement

Optional

You can take your Community Action Plan and add to it with a short supplement – Local Place Plan

Add to what you already have

Local Place Plans – next steps

- ▶ Invite communities to prepare LPP by 31 Jan 2025
- ▶ Validated LPPs will support preparation of next LDP (timeline for adoption in 2027)
- ▶ Guidance & assistance note available online
- ▶ Important to note these are community-led plans
- ▶ PKC officers can advise on funding as well as supporting mapping activity – please get in touch to discuss
- ▶ LPP [examples](#) across Scotland

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