

Perth and Kinross Council
The Environment Service

Planning Users Forum
2pm Thursday 5th June 2014, MR 12/13 Pullar House

Present:

PKC: Nick Brian (Chair), Diane Cassidy, Brenda Murray

Community Councils: Pam Blanks and Stuart Smith (Mid Atholl, Strathtay & Grandtully), Jean Ann Scott Miller (Crieff), Dr Robin Cairncross (Portmoak), Kevin Borthwick (Fossoway & District), Maureen Beaumont (East Strathearn)

Developers & Agents: Mark Greaves (Mark Greaves Urbanism), Nicola McCowan Hill (Homes for Scotland), David Melhuish (Scottish Property Federation)

Community Organisations: Alistair Smith (Kinross-shire Civic Trust),

Apologies:

Peter Marshall (PKC), Bill Paterson (Scone CC), Stephanie Clark (Onshore Renewables), Alastair Wood (Savills)

		<u>Action By</u>
1	<u>Welcome and introductions</u> <ul style="list-style-type: none"> Everyone was welcomed to the meeting people introduced themselves. 	
2	Minute of Previous Meeting in November 2013 and matters arising <ul style="list-style-type: none"> Some matters arising are covered in the agenda Item 5 - Membership of the Planning User Forum: DC contacted existing people on the mailing list and asked if they would be attending future meetings. The mailing list was then amended. New groups suggested at the last meeting and other new organisations and Community Councils were invited to this meeting 	
3	Community Consultation - Processing agreements / pre application / general consultations <ul style="list-style-type: none"> Processing Agreements: NB spoke about the new processing agreements where an agreement is made between developers and planners on the engagement and processing of major planning applications. Whilst these are only required for major applications they will be encouraged for other applications where not required by statute. This process starts with a meeting between PKC departments and the developer to agree what needs to be done. Information to be sent out on what constitutes a major application. The Processing Agreement process is explained here: http://www.pkc.gov.uk/CHttpHandler.ashx?id=3513&p=0 and here: http://www.pkc.gov.uk/CHttpHandler.ashx?id=19121&p=0 Pre Application Consultations: The statutory minimum pre application consultation a developer needs to do is place a statutory notice in the newspaper and organise one engagement event. We are encouraging developers to do more than the minimum. Minor Applications: Community Councils are frustrated that they only get asked to be involved in minor applications once the application is lodged and then they have a very short period to speak to their communities. They can ask for an extension to the closing date if they want to carry out consultation or hold a meeting by emailing the Planning Officer dealing with the case and CC the generic Planning email account and this extension is usually granted. NB to speak to the admin team to ensure they all know that this is possible. Community Councils would like information as soon as it is available so they can involve their communities. PKC will start to encourage developers of large applications in smaller communities to carry out pre application consultations, where there is a community interest; this will allow the communities more time to respond. It was also suggested by community council delegates that planning applications in Conservation areas were prioritised to tell communities about them in 	NB

	<p>good time.</p> <ul style="list-style-type: none"> • Master-planning: master-planning will be carried out in areas with a lot of developments planned. This will allow for more joined up thinking and planning. • Charettes: MG spoke about Charettes being very successful and transparent to plan and design with community interests addressed at the early stages. These involve costs for the developer but are easily recovered through the time it saves agreeing a plan that everyone buys into. • Conservation Officers are now part of the Development Management Team and are not in a separate team. The DM Team deal with all planning applications and the Conservation Officers will give specific information to relevant cases when needed. Community Councils expressed that it was useful previously to see the Conservation Officers comments as this helped them make decisions on applications in Conservation areas. They felt this helped them learn about what is required in these areas. However, NB stated that these comments are now not included as separate consultations but are included in the Report of Handling which is not seen publically until after the closing date for comments. NB stressed though that it was for CCs to lodge any comments they have on their own position and not to base them on comments or necessarily wait for comments made by other parties. • Re-consultation: There is not a continuous process of re-consultation when a development takes a number of years to complete. The information will all be included in the original planning application. Unless there has been a change to a consented development then there would normally not be any requirement to reconsult or renotify. 	
4	<p>Training Workshops – feedback and future plans</p> <ul style="list-style-type: none"> • Training Workshop organised October 2013 for representatives from Highland Perthshire Community Councils and March 2014 for the Strathearn area. These went well and the evaluations were very positive. The reps from Strathearn said at this meeting they were very pleased with the workshop. • Topics covered were Planning updates and community engagement training, the agenda was circulated and discussed at the last Planning users meeting • Workshop held in the Kinross-shire area May 2014. Only the first part of the workshop took place and during the second part of the evening a heated debate took place on planning issues. • Further workshops will take place for the Perth / Carse areas and Eastern Perthshire. DC to contact reps in those areas to arrange. The agenda will be modified to take into account the next round of LDP2 engagement. • Once all the areas have received training workshops we will review the process and plan future training. Community Councils expressed a wish to be asked what training they would like to participate in for the next workshops. 	<p>DC</p> <p>DC</p>
5	<p>Local Development Plan 2</p> <ul style="list-style-type: none"> • BM explained that the LDP was adopted on 3.2.14. The National Parks will have their own LDP. CDs with the adopted plan have been sent to CC's who can request more if needed. • BM explained the process for LDP2. The LDP scheme has been published and there is a timetable for the production of the next plan and the engagement to be undertaken. The timetable was distributed at the meeting. The first stage, the Pre-Main Issues Report (MIR), which asks people for proposals starts in January 2015. We are looking for ideas from CCs on how they would like their areas to develop. The plan may state a vision for each area. • Comment made at this meeting the creation of the last plan was a good news story and handling of it was good. • A group will be formed to look at the style and format of the next LDP and there will be a questionnaire for other input. • The Tayplan is currently being consulted on and the closing date for comments is the 27th June. • The reporter has recommended the new policy on development adjacent to settlement 	<p>BM</p>

	boundaries. This is being monitored.	
6	Suggestions of topics for future meetings <ul style="list-style-type: none"> • A discussion/talk with a Reporter about their work load and associated problems. In particular, covering the more rural areas. This was suggested at the November meeting and will hopefully take place at the next meeting. • Supplementary Guidance • Community Empowerment Bill – suggestion for next year’s meeting. 	DC/PM
7	AOCB <ul style="list-style-type: none"> • Question raised as to whether PKC had an indication that T in the Park was about to lodge a planning application to relocate to the Strathearn area. NB confirmed that there was not currently any formal planning application for an alternative site.. Kinross-shire reps said they would be sad to lose this event as it is smooth running now and the benefits outweigh the negatives. NB confirmed that T in the Park had only this year to operate under the current planning consent and they would be looking at alternative sites unless the HSE position at Balado could be resolved. 	
11	<u>Date of Next Meeting:</u> <ul style="list-style-type: none"> • The date of the meeting in approximately 6 months will be decided once we know the availability of the Reporter. 	