

Tiree Community Council **Planning Policy**

DRAFT May2021

The rationale for Tiree Community Council's involvement in planning

The Scottish Government published guidance in 1996 in its Planning Advice Note 47. This included two relevant passages:

The Government is keen to see an effective community council network able to play its part in considering planning issues of local concern. (para. 1)

The Government considers that the community council has a special role, representing a broader yet still local view which can be set alongside the comments of those with a more individual interest. (para. 7)

Argyll and Bute Council's *Scheme for the Establishment of Community Councils 2018* states that, 'Community councils are consulted on planning applications' (para. 3.3).

Many, but not all, community councils in Scotland play an active role in the planning process. Tiree Community Council (TCC) has traditionally rarely engaged with planning applications, despite periodic request from A&BC councillors to do so.

TCC would therefore like to develop its own Planning Policy to encourage transparency, consistency and fairness, and we intend to find out if the community supports our approach before adopting it.

Argyll and Bute Council's existing planning process allows individuals to state their views about any planning application. TCC can add value to this process by offering a 'broader yet still local view' of whether an application brings social, cultural or economic benefits to the island and its community. One relevant policy was agreed by TCC in 2020: supporting an increase in the permanent population on Tiree.

TCC will also play a constructive role in the five-yearly consultation for the Local Development Plan, which sets a framework for all planning decisions. The next LDP consultation is due in the autumn of 2024 and the proposed LDP2 for adoption in Feb2022

Classification of Planning Applications

Planning applications are classified by the relevant planning authority – usually Argyll and Bute Council but sometimes the Scottish Government – according to their scale and impact:

1. A **National** application is of strategic national importance: for example, an onshore converter station for an off-shore energy project.
2. A **Major** application is not of strategic national importance but does impact substantially on the island: for example, a large housing development.

TCC, as a statutory consultee, will be approached directly by the developer and Argyll and Bute Council prior to the lodging of a National or Major application. TCC would also be invited to attend and contribute to any relevant public consultations. Our role is to represent the full range of views from the island community after wide consultation.

3. **Local** applications constitute the vast majority.

The Scope of TCC Planning Policy

TCC will not be involved in pre-planning applications: only after an application is validated and appears on the Weekly Planning List will TCC's role as a consultee commence.

If a Local application:

- Has the potential to impact on a significant number of people in the community
- Raises important matters of principle for Tiree
- Departs from the Local Development Plan
- Concerns a Listed Building as designated by Historic Environment Scotland,

TCC will follow the Planning Application Review and Response Procedure as set out below. Our response may be supportive or critical, or may reflect a more nuanced view if there is a wide spread of opinion in the community.

However, it is not the intention of TCC to involve itself in the majority of planning applications:

- Minor applications: if an application is designated by the Planning Authority as 'minor', TCC will not become involved
- Small-scale house extensions or alterations: if an application is for the extension or alteration of a domestic building then TCC will not usually become involved
- Agricultural applications: TCC will not usually become involved
- Croft houses: if an application is for a croft house supported by a Croft Management Plan, TCC will not usually become involved

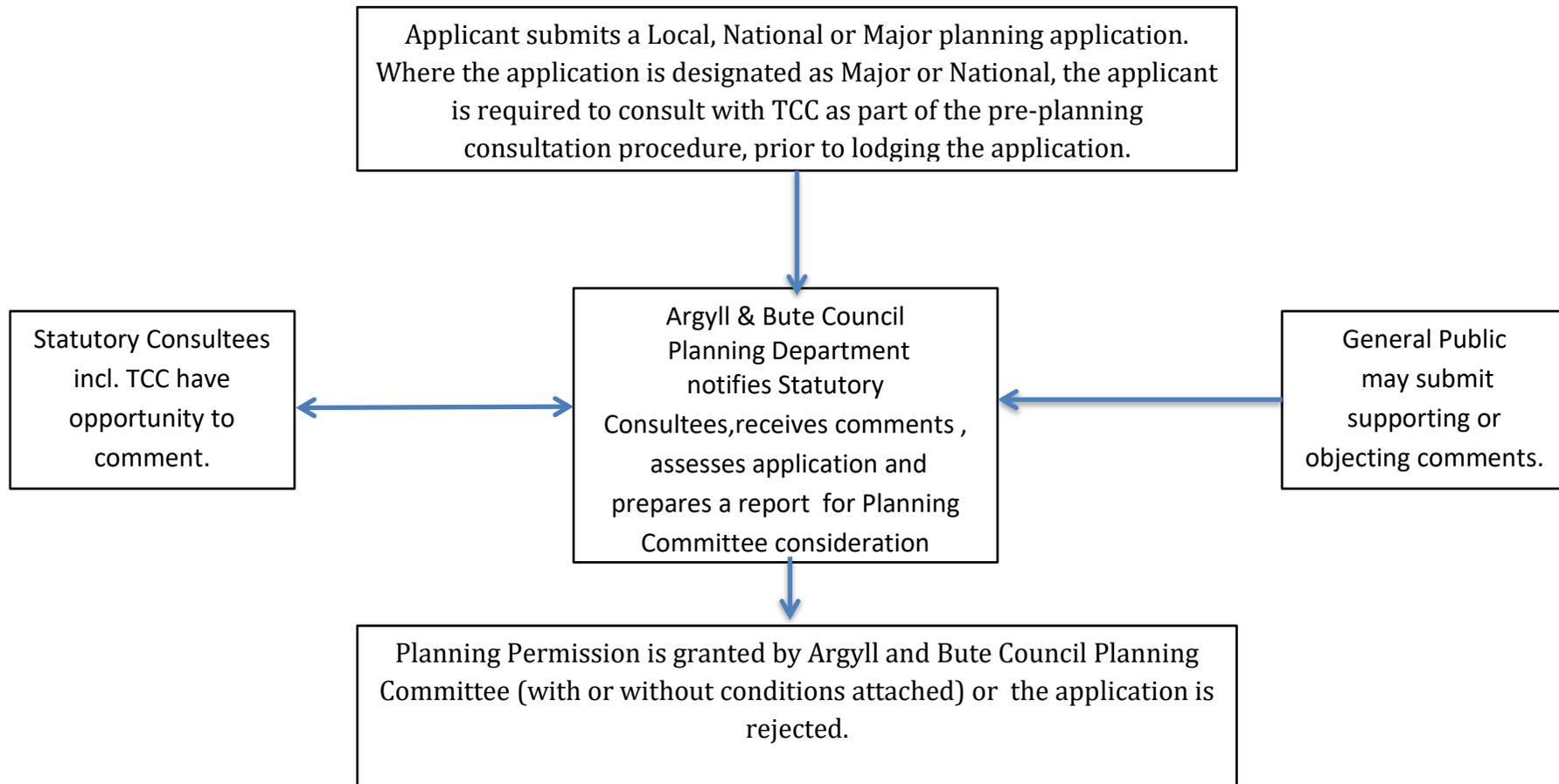
TCC Procedure

1. All planning applications on the Weekly List of Planning Applications published by Argyll and Bute Council will be reviewed in the first instance by the TCC Planning Sub-committee. This is a group of three community councillors. Membership and chair of this sub-committee will be selected by vote every year at the public AGM of TCC. The quorum of each TCC Planning Sub-committee meeting shall be at least two. These meetings will be advertised and in public unless there are substantial issues of confidentiality, in which case the chair if the sub-committee can call a private meeting.
2. A decision will be made, according to the 'Scope' outlined above, as to whether an application requires a response from TCC. If so, a recommendation will be prepared and presented to a public meeting of the full TCC for consideration and a vote.
3. The motion will usually lead to a written submission to the planning authority.
4. If time permits, and if there are strong and diverse views across the community, the full TCC may decide to put the matter to public consultation. Any community survey results will be given to the Planning Authority in full.
5. If the timescale does not permit this, or if there are over-riding matters of confidentiality, TCC may meet to discuss the recommendation of its Planning Sub-committee in an advertised private meeting. The minutes of this will be posted within seven days.
6. TCC's Collective Responsibility Policy allows individual community council members to responsibly express views which may be contrary to those of TCC.
7. Any member of TCC will be required to express a Declaration of Interest prior to any TCC vote on a planning application if a councillor has a financial or strong social interest in an application. The Convenor will then decide whether that councillor has to recuse herself or himself from the discussion and vote.

**PLANNING PROCESS OVERVIEW
AND
APPLICATION REVIEW PROCEDURE**

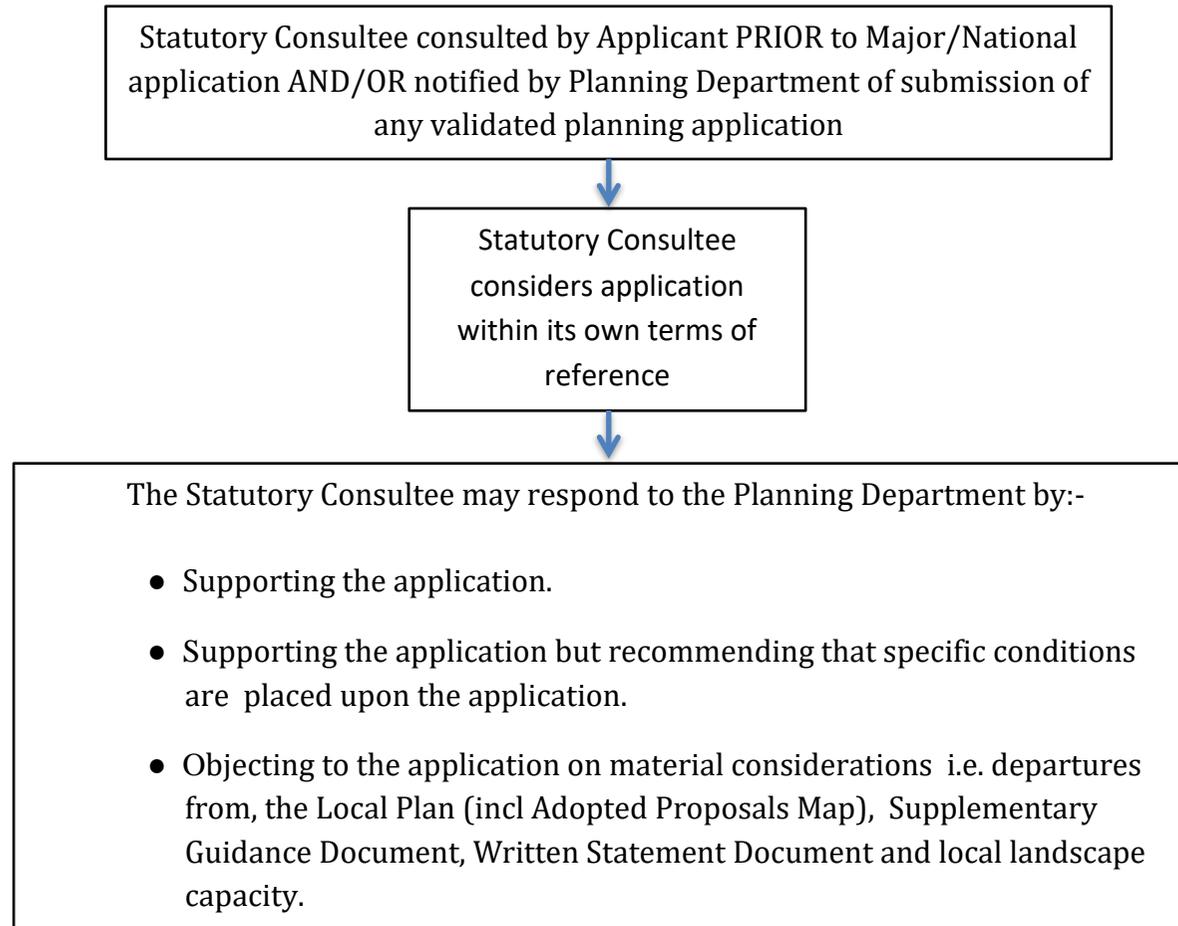
Tiree Community Council Planning Policy
Planning Application Process

Inputs & Outputs



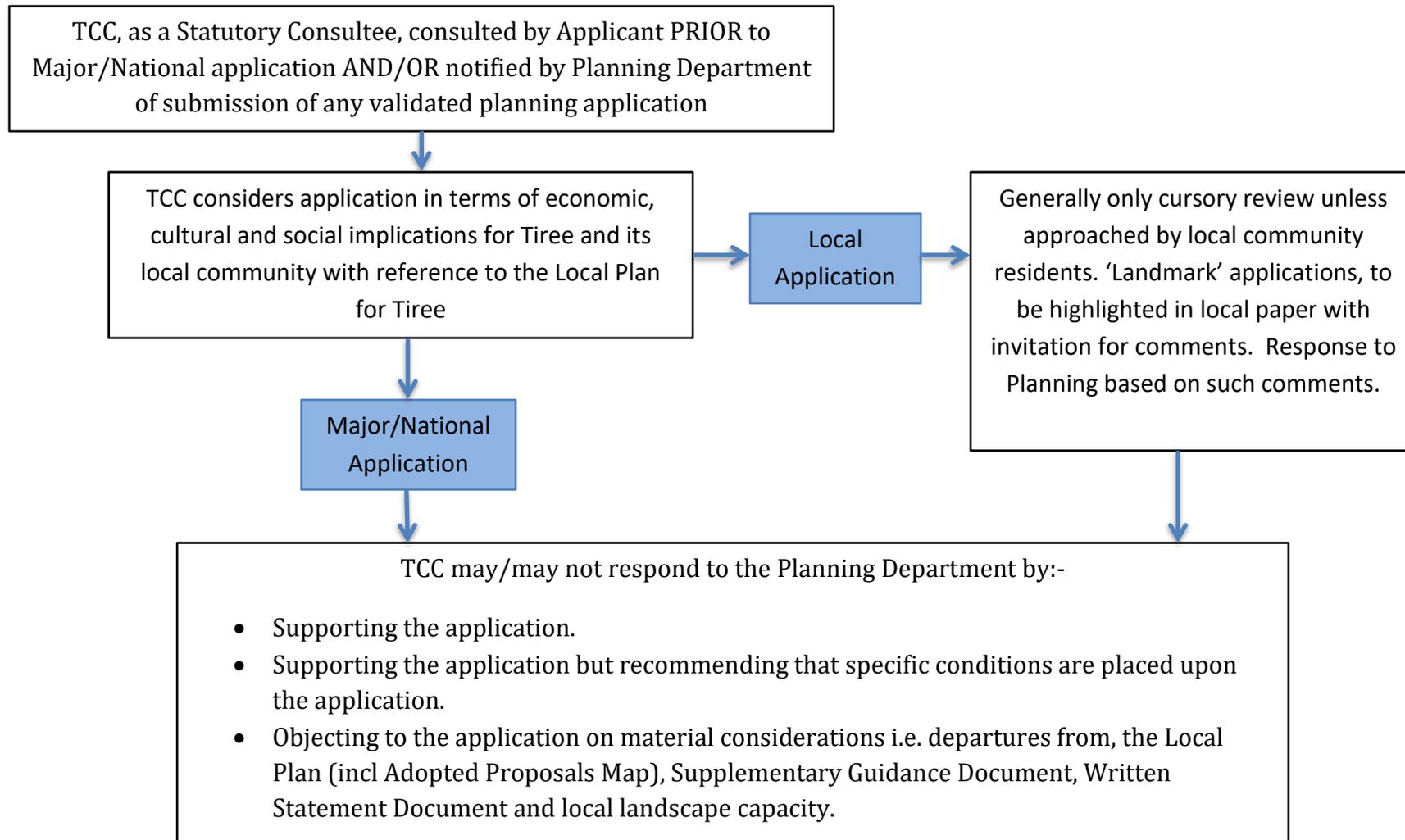
Tiree Community Council Planning Policy
Statutory Consultee Review Process

Inputs & Outputs



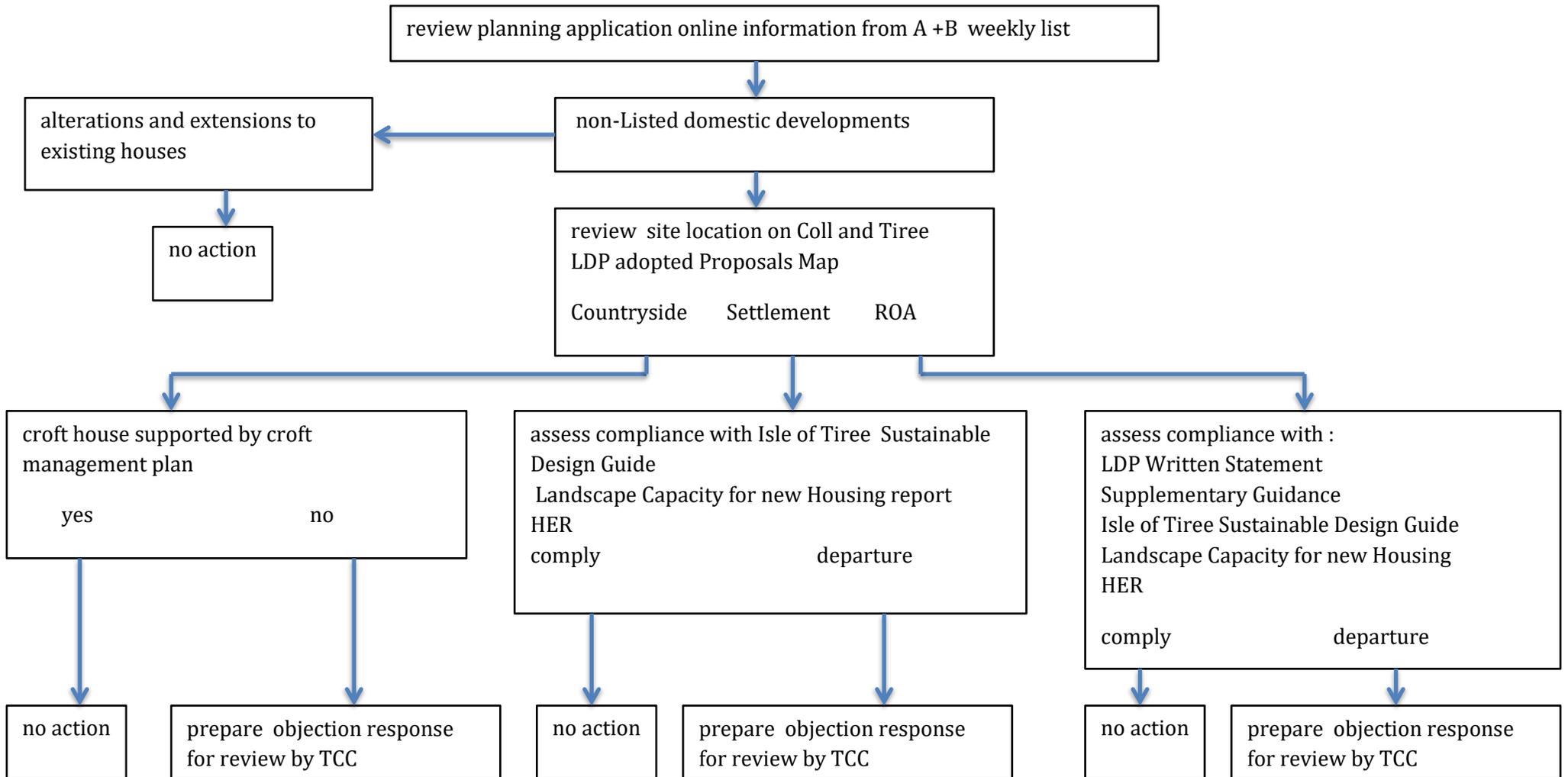
Tiree Community Council Planning Policy
Tiree Community Council Review Process

Inputs & Outputs



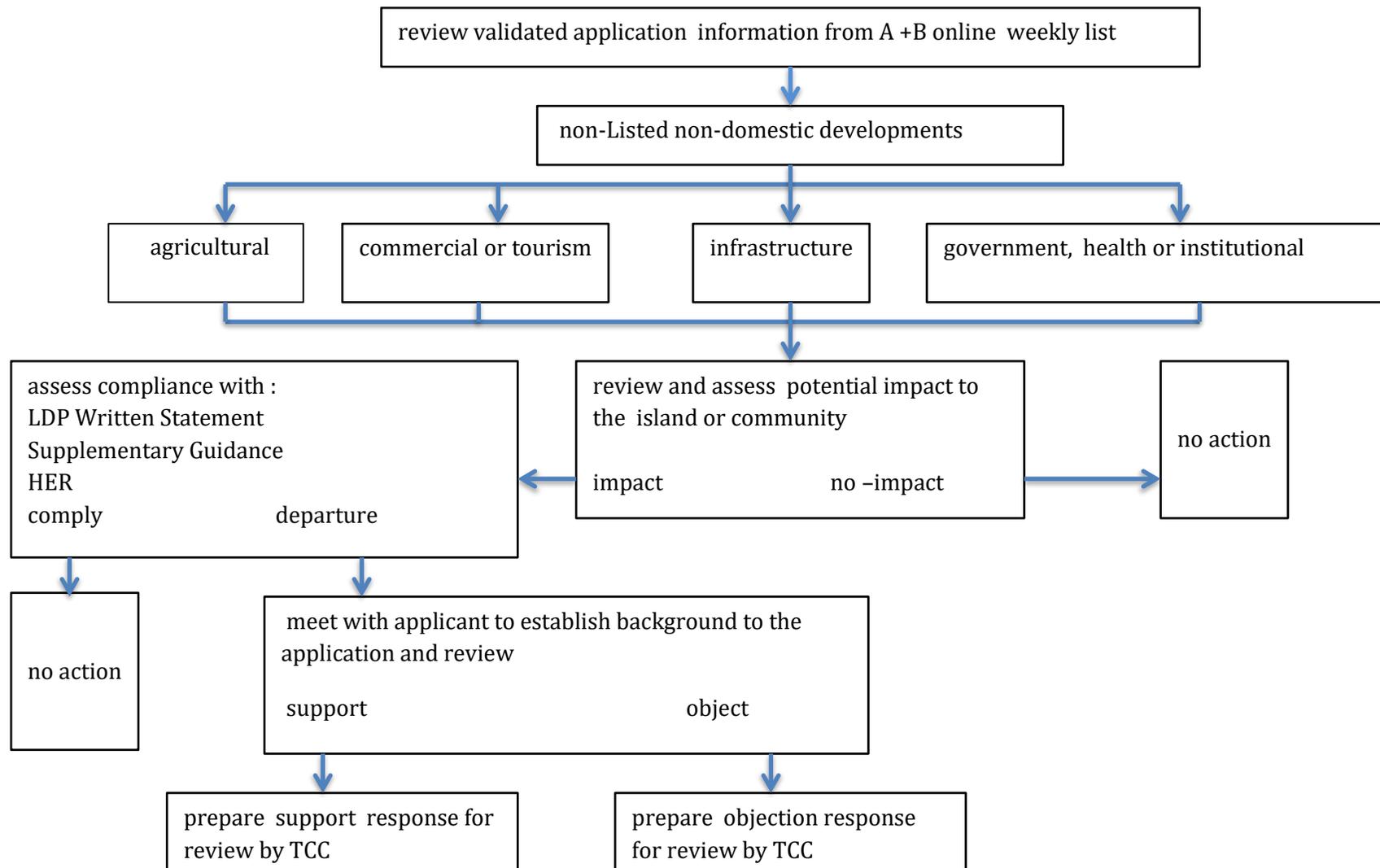
Process for assessment of Compliance or Departure of a Local Development Planning Application

Domestic Planning Applications



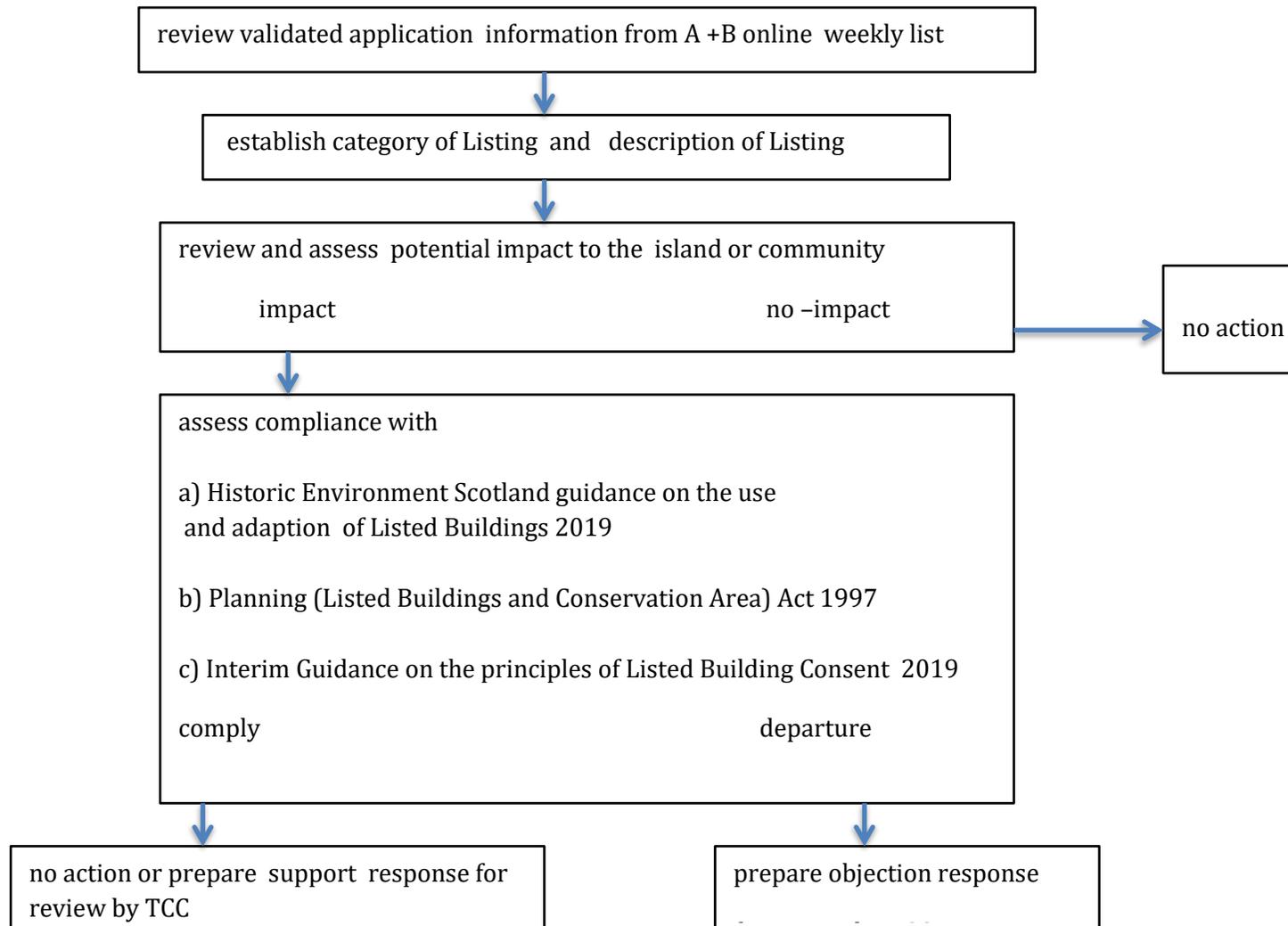
Process for assessment of Compliance or Departure of a Local Development Planning Application

Non-Domestic Planning Applications

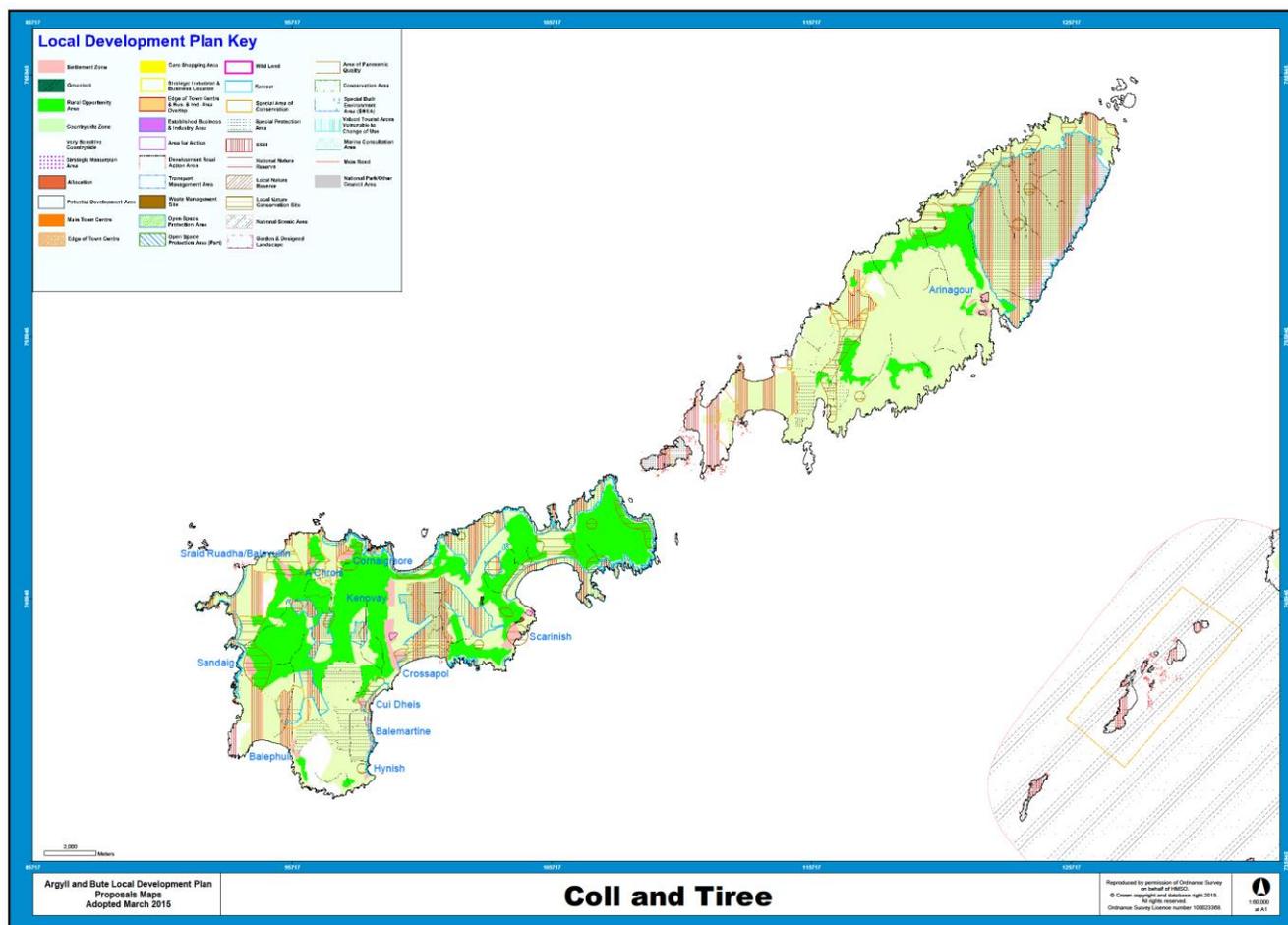


Process for assessment of Compliance or Departure of a Local Development Planning Application

Listed Building Applications



Current adopted local development plan map



Source: <https://www.argyll-bute.gov.uk/sites/default/files/ldp/adopted/Proposals%20Maps/Area%20Maps/Adopted%20Coll%20and%20Tiree%20Map.pdf>

Link to the 2015 Local Development Plan: <https://www.argyll-bute.gov.uk/planning-and-environment/local-development-plan>