

## Permitted Development Rights

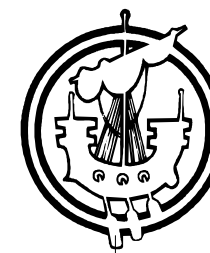
Householder Permitted Development Rights will be changing shortly to ensure that more development is permitted; in other words, more development will not need planning permission. The Comhairle Planning Service will provide information on the website and through publications in order to highlight these changes when they come into force.

New Permitted Development regulations came into force on 12 March 2009 which allow householders to install certain microgeneration equipment without planning consent. Some of the equipment featured are as follows:

- 1) Solar generation equipment;
- 2) Ground source heat pumps;
- 3) Water source heat pumps;
- 4) Combined heat and power systems.

Currently, domestic wind turbines and air source heat pumps are not Permitted Development and therefore require planning permission.

Permitted Development may still require a Building Warrant. When in doubt, please contact Comhairle Building Standards in Stornoway at 01851 709317 or Balivanich at 01870 602425.



## Planning Modernisation

### Changes to the Scottish Planning System



Scotland's planning system is undergoing the most significant modernisation in over 60 years.

The purpose of this leaflet is to provide guidance on changes to the Scottish Planning system, most of which take effect from **3 August 2009**.

Planning applications received after this date will be affected by the changes.

### Comhairle nan Eilean Siar

Stornoway  
Phone: 01851 709545

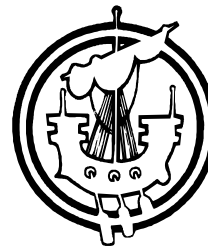
Balivanich  
Phone: 01870 602425

[www.cne-siar.gov.uk/planningservice](http://www.cne-siar.gov.uk/planningservice)

[planning@cne-siar.gov.uk](mailto:planning@cne-siar.gov.uk)

Please note that this leaflet is intended to outline the changes occurring within the Scottish Planning System. Should you have any specific questions regarding the changes to the planning system, please visit our website or arrange to meet with a planning officer.

Information current at time of printing: 22/05/2009.



### Comhairle nan Eilean Siar

The Planning Service  
Development Department  
Sandwich Road  
Stornoway  
Isle of Lewis  
HS1 2BW

Stornoway  
Phone: 01851 709545

Balivanich  
Phone: 01870 602425

[www.cne-siar.gov.uk/planningservice](http://www.cne-siar.gov.uk/planningservice)

[planning@cne-siar.gov.uk](mailto:planning@cne-siar.gov.uk)

The Planning Service

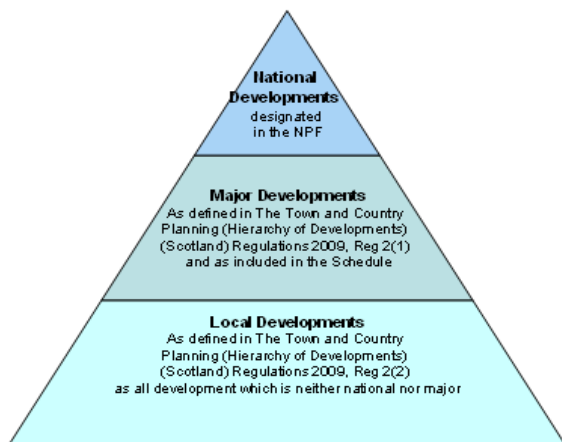
The process of planning reform is gathering pace. This leaflet introduces some of the changes in planning applications, most of which come into full effect on 3 August 2009.

The planning pages on the Comhairle's website, [www.cne-siar.gov.uk/planningservice](http://www.cne-siar.gov.uk/planningservice), will be updated to provide more detailed information on the Modernising Planning agenda to ensure that all applicants, agents, Community Councils and other interested groups are aware of how the changes will effect them.

## New Hierarchy of Development

Within a new hierarchy of development, National Developments feature at the top and are defined within the Scottish National Planning Framework 2; one such national Development (a sub-sea electricity grid interconnector) relates to the Outer Hebrides.

The Scottish planning regulations highlight developments that constitute major developments. Within the Outer Hebrides, possible major developments may be housing developments over 50 houses, electricity generation exceeding 20 megawatts, transport and infrastructure exceeding 8 km, and fish farms covering an area of 2 hectares or more.



Development that is not national or major or Permitted Development, will be classed as Local Development, which will comprise about 95% of all planning applications made to the Comhairle.

## Pre-application Consultations

Pre-application Consultation will be required for all national and major developments. You can ask for a **Pre-application Screening Opinion** from the Comhairle if you are unsure if the application falls within the major development category.

A **Proposal of Application Notice** is required for major and national developments a minimum of 12 weeks before the application is submitted. The Comhairle website provides more information and guidance notes on consultation requirements for major developments, but as a minimum there is a requirement to hold one public event and advertise within the local newspaper.

For Local Developments, pre-application discussions are not mandatory, but it is good practice to engage with the Comhairle prior to submitting any planning application.

## E-planning

The E-planning Scotland website provides the ability to submit planning applications and appeals to the Comhairle online: <https://eplanning.scotland.gov.uk>

E-planning Scotland provides: easy to use forms; the facility to purchase, create and annotate an OS based location plan; the ability to attach other electronic documents and plans to your application and a facility to pay the planning fee on-line using a debit or credit card.

**ePLANNING**  
A STREAMLINED PROCESS

## Changes in Planning Application Procedures

The new regulations bring in comprehensive change to planning procedures. If you are familiar with existing procedures, you will notice several changes to make the planning system more efficient and transparent:

- 1) **New Terminology** - Outline Planning Permission will become Planning Permission in Principle (PPP). Reserved Matters will become an Approval of Matters Specified in Conditions (AMSC).
- 2) **Validation Requirements** - Planning applications will require appended plans depicting site boundary, parking/access provision, drainage requirements, elevations drawings, and appropriate fee. Incomplete applications will be deemed invalid until all required information is submitted.
- 3) **Neighbour Notification** - From 3 August 2009, the responsibility for the notification of neighbours will fall to the Comhairle.
- 4) **Duration of Planning Permission** - The time in which to commence a full planning application will change from 5 years to 3 years, unless the Comhairle determines otherwise.
- 5) **Design Statements** - A design statement will be required for developments within a Conservation Area, National Scenic Area, a Listed Building, or a major development.
- 6) **Notice of Initiation of Development (NID)/ Notice of Completion (NIC)** - The applicant/agent will now need to notify the Comhairle when development commences and when development is complete. NID/NIC will assist the Comhairle in monitoring conditions on planning applications.
- 7) **Appeals** - Appeals on Local Development planning decisions will be decided by a Local Review Body made up of elected members of the Comhairle. Appeals must be lodged within 3 months of a planning decision.