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**ARGYLL AND BUTE COUNCIL**  
**DEVELOPMENT AND ECONOMIC GROWTH**

**PLANNING, PROTECTIVE SERVICES  
AND LICENSING COMMITTEE**  
**18<sup>TH</sup> DECEMBER 2024**

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## **REGISTRATION OF LUIING LOCAL PLACE PLAN**

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### **1.0 EXECUTIVE SUMMARY**

- 1.1 The purpose of this report is to advise members of the validation and registration of Luining Local Place Plan.
- 1.2 Local Place Plans (LPP's) were introduced by the Planning (Scotland) Act 2019 with the publication of the Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021 and Planning Circular 1/2022. They are seen as a way to promote wider public engagement in the planning process, by enabling local communities to have the opportunity for early involvement in the Local Development Plan (LDP) process by preparing plans for their area.
- 1.3 Members were advised in September 2024 of the responsibilities of the Planning Authority with regard to LPP's; the requirements of community bodies preparing LPP's; and the duties of the Planning Authority to register LPP's and to take them into account when preparing LDP3.
- 1.4 Luining LPP and the required accompanying information are included as Appendix A and Appendix B to this report.

### **1.5 RECOMMENDATIONS**

It is recommended that Members:

- i) note the registration of Luining LPP which has been made available on the website as well as a hard copy at the Manse Brae office;
- ii) agree that future Local Place Plans will be brought to PPSL for noting and once registered will be placed on the Council's website

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### 1.0 INTRODUCTION

- 2.1 Local Place Plans (LPP's) are part of the Scottish Government's wider work on planning reform and the implementation of the Planning (Scotland) Act 2019. They offer the opportunity for a community-led, collaborative approach to creating great local places. LPP's can support community aspirations on the big challenges for a future Scotland, such as responding to the global climate emergency and tackling inequalities. It is vital that local people have the opportunity to engage meaningfully and have a positive influence in the future planning of development in their areas. The aim is to significantly enhance public engagement in development planning, effectively empowering communities to play a proactive role in defining the future of their places.
- 2.2 Once an LPP is registered, the Planning Authority must take it into account when preparing a new LDP. Luing LPP will therefore be taken into account at the Evidence Gathering and Plan Preparation stages of LDP3.

### 2.0 RECOMMENDATIONS

- 3.1 It is recommended that Members:
- i) note the registration of Luing LPP which has been made available on the website as well as a hard copy at the Manse Brae office;
  - ii) agree that future Local Place Plans will be brought to PPSL for noting and once registered will be placed on the Council's website

### 3.0 DETAIL

- 4.1 Local Place Plans (LPP's) are community-led plans setting out proposals for the development and use of land. Introduced by the Planning Act (Scotland) 2019, these plans set out a community's aspirations for its future development. Once completed and registered by the Planning Authority they are to be taken into account in the preparation of the next Local Development Plan (LDP).
- 4.2 A Local Place Plan must meet the following requirements:
- It must be prepared by a Community Body
  - It must relate to the development or use of land; and
  - It must meet the legal requirements set out in the Town and Country Planning (Scotland) Act 1997 (as amended by the Planning (Scotland) Act 2019) and the Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021
- 4.3 A Local Place Plan must be prepared by a Community Body which could either be an established Community Council or another community body which must have a written constitution. Luing LPP has been prepared by Luing Community Trust.
- 4.4 Before submitting an LPP the Community Body must send a copy of the LPP to each Councillor for the LPP area as well as Community Councils for any adjoining areas. This must be accompanied by a Notice detailing how and to whom representations on the LPP can be made and by a date no earlier than 28 days from the date of the Notice. These emails to Councillors and Community Councils are included in Appendix B.
- 4.5 In preparing an LPP the legislation requires the Community Body to have regard to the LDP, NPF4 and (if applicable) any Locality Plan for the area. Information about how the proposals in Luing LPP accord with LDP2 and NPF4 are included in Appendix B. There is no Locality Plan within the area.
- 4.6 Regulation 5 (1) (e) requires a statement setting out why the community body considers that the local development plan should be amended. The Luing LPP raised a concern about the requirement for planning permission for Public EV charging in the conservation area however this relates to the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended) and the requirement for permission within Conservation Areas, which cannot be changed by an LDP. No other changes were proposed.
- 4.7 A statement setting out the community body's view of the level and nature of support for the LPP is required, along with the basis on which they have reached that view. This is included within Appendix B which details the engagement and consultation undertaken.

- 4.8 Under section 6 of the Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021, and Schedule 19 of the Town and Country Planning (Scotland) Act 1997 as amended by the Planning (Scotland) Act 2019, the planning authority must keep a register of Local Place Plans which must be made available to the public. This must contain a copy of the Local Place Plan (Appendix A) as well as the information submitted in accordance with regulation 5(1)(c) to (f) of the Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021 (Appendix B).
- 4.9 Having met all the legislative and regulatory requirements, Luing Local Place Plan has now been registered and made available online and at the reception of Manse Brae Office, Lochgilphead.

## **5.0 CONCLUSION**

- 5.1 LPP's provide the opportunity for community bodies to prepare and take ownership of place plans for their area. Their aim is to significantly enhance engagement in development planning, effectively empowering communities to play a proactive role in defining the future of their places.
- 5.2 Luing LPP has gone through the validation process and meets the legislative and regulatory requirements. It has therefore now been registered and made available online and at the reception of Manse Brae Office, Lochgilphead.

## **6.0 IMPLICATIONS**

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|-----|-----------------------|---|
| 6.1 | Policy                | Local Place Plans provide a new opportunity for local communities to contribute to Local Development Plan policies and proposals. Luing LPP will be taken into account in the preparation of LDP3.  |
| 6.2 | Financial             | The Local Place Plan regulations introduce new duties on the Planning Authority. The guidance offered to communities on the web page seeks to minimise the financial implications for the Council. There is a small cost involved in printing Luing LPP to be held on deposit at the Manse Brae office. |
| 6.3 | Legal                 | The preparation of LDP3 and the associated requirements regarding LPP's are statutory duties of the Council's role as Planning Authority.   |
| 6.4 | HR                    | None  |
| 6.5 | Fairer Scotland Duty: |   |

6.5.1 Equalities - protected characteristics

6.5.2 Socio-economic Duty None

6.5.3 Islands

The above issues will be addressed fully during an EqSEIA for LDP3

6.6 Climate Change This will be considered through the preparation of LDP3.

6.7 Risk Registration of LPP's is a statutory duty of the Planning Authority.

6.8 Customer Service None

6.9 The Rights of the Child (UNCRC) None

**Kirsty Flanagan**

**Executive Director with responsibility for Development and Economic Growth**

**Policy Lead Cllr Kieron Green**

17th October 2024

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## **APPENDICES**

Appendix A: Luing Local Place Plan

Appendix B: Information submitted alongside the LPP in accordance with regulation 5

(1) (c) to (f) as required to be included in the Register by regulation 6 (2)

(b)