



PLEASE SEND YOUR COMPLETED APPLICATION FORM TO THE CENTRAL VALIDATION TEAM, PLANNING AND REGULATORY SERVICES, ARGYLL AND BUTE COUNCIL, 1A MANSE BRAE, LOCHGILPHEAD, PA31 8RD

PUBLICITY GUIDANCE NOTES

Under current Legislation there are various types of publicity associated with the submission and processing of planning & related applications, these include:

(A) REGULATION 20 ADVERT (Fee of £185 is payable by the applicant)

A Regulation 20 advert will be required in the following circumstances:

- (i) Where it is not possible for Argyll & Bute Council to carry out neighbour notification in terms of Regulation 18 because there is no premises situated on neighbouring land to which the notification can be sent.
- (ii) Where the applicant has been unable to serve a notice on an agricultural tenant, whose land is affected by a planning application.
- (iii) The application relates to development which does not accord with the provisions of the development plan.
- (iv) Where in the opinion of the Council a planning application involves a development included in Schedule 3 of the Regulations the Council shall publish a notice in the local newspaper.

The following classes of development are included in Schedule 3:

- The construction or installation of buildings for use as a public convenience;
- The construction of buildings or other operations, or use of land-
 - for the disposal of refuse or waste materials, or for the storage or recovery of reusable metal;
 - for the retention, treatment or disposal of sewage, trade-waste, or effluent other than –
 - (i) the construction of pumphouses in a line of sewers;
 - (ii) the construction of septic tanks and cesspools serving single dwelling-houses, or single caravans, or single buildings in which not more than 10 people will normally reside, work or congregate;
 - (iii) the laying of sewers; or
 - (iv) works ancillary to those described in sub-paragraphs (i) to (iii);
 - as a scrap yard or coal yard; or
 - for the winning or working of minerals;
- the construction of buildings or use of land or buildings for the purpose of slaughtering animals (including fish and poultry) or the processing of animal carcasses for final disposal or as part of the production of other goods;
- the construction or use of buildings for any of the following purposes –
 - building for indoor games
 - cinema
 - dancing
 - fun fair
 - gymnasium (not forming part of a school, college or university)
 - hot food shop
 - licensed premises
 - music hall
 - skating rink
 - swimming pool or
 - theatre;
- the construction of buildings for or the use of buildings or land as –
 - a crematorium or a cemetery;
 - a zoo, or wildlife park, or for the business of boarding or breeding animals;
- the construction of buildings and use of buildings or land for motor racing;
- the construction of a building to a height exceeding 20 metres;

- the construction of buildings, operations, and use of buildings or land which will –
 - affect residential property by reason of fumes, noise, vibration, smoke, artificial lighting, or discharge of any solid or liquid substance;
 - alter the character of an area of established amenity;
 - bring crowds into a generally quiet area;
 - cause activity and noise between the hours of 8pm and 8am; or
 - introduce significant change into a homogeneous areas.

(B) SECTION 60 AND 65 (SETTING OF LISTED BUILDING AND CHARACTER OF CONSERVATION AREA) PUBLICITY (There is no fee for this publicity)

Where in the opinion of the Council a planning application involves development which will affect the character or appearance of a conservation area of the setting of a listed building, the Council shall publish a notice of the application in the local newspaper.

In association with this publicity the Council shall display, for not less than 7 days, on or near the application site, a site notice indicating the nature of the development in question and naming a place in the locality where a copy of the application plans and other relevant documents will be open to inspection by members of the public at all reasonable hours during the period of 21 days beginning with the date of the newspaper notice. This 21 day period must elapse before determination of the application.

(C) REGULATION 5 (LISTED BUILDING) PUBLICITY (There is no fee for this publicity)

The Council shall advertise every application for listed building consent and conservation area consent, whether for demolition, alteration or extension or for modification of conditions.

This publicity shall be placed in a local newspaper and also in the “Edinburgh Gazette”.

In association with this newspaper publicity the Council shall display a site notice for less than 7 days.

Such applications shall not be determined until the beginning of 21 days from the latest newspaper publication or from the date of placement of the site notice, whichever is the later.

GENERAL NOTES

Members of the public are reminded that any letter of representation received on a planning application is considered a public document.

Members of the public should note that any representations received in respect of any application will be made available for public inspection. In terms of the Freedom of Information Act, the same representations will be copied on request. The representations will be published on the Council’s website, although the personal information in the form of signatures, phone numbers and e-mail addresses will be removed.

It should be noted that the author of a representation is solely responsible for its content and accuracy.

Representations that are marked *Confidential* will be returned to the sender and will not be taken into account when the application is being considered. It should also be noted that anonymous representations will be “shredded” and not taken into account when the application is being considered.

Details of representations received on planning applications can be viewed on the Council’s website at www.argyll-bute.gov.uk.