

Notes and Actions

Local Place Plans Session 1



Wednesday September 1st, 2021

This was an online Session with Community Councillors and Community Trust Directors in Loch Lomond and the Trossachs National Park. Present:

- **National Park Authority** Derek Manson and Kirsty Sweeney, Development Planning Team; Fiona Jackson, Communities Team; Susan Brooks, Place and Communities Manager
 - **Community Presenters:** Kelly Clapperton, Strathfillan Community Trust; Helen Terry, Callander Community Trust; Joyce Kelly, Strathard Community Council
 - **Facilitator:** Karen Ridgewell, Architecture and Design Scotland
 - **Community Councilors and Trust Directors** (names in Appendix 1)
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Karen and Fiona welcomed everyone to the session, explaining this is the beginning of a conversation about Local Place Plans – what are they, and how could communities be supported to prepare them?

Notes of Key Issues Raised

Q: Based on past experience, some Community Councils (CC) do not trust the Park Authority to take reasonable notice of Local Place Plans (LPP's). Some feel that despite significant efforts to prepare community plans, community views have been ignored (objections to holiday homes was given as an example) and so this will put off communities from preparing LPPs.

Q: Based on community observations at Planning Committee, it was suggested that some decision-makers do not take community views seriously, nor do they have the appropriate knowledge of community aspirations or of the planning system. It was felt that culture change is required and the framework or system needs to be more robust ("fixed") in order for Planning Committee to respect and hear fully community views, and to ensure expertise exists to make informed decisions.

Response: Susan Brooks recognized that the Park Authority can learn from past experiences and said we are listening and hope to keep discussing with communities how to improve for the future. She felt there are two separate issues to explore further:

Planning Committee decisions: there will always be differing opinions and sometimes decisions will not accord with community views. However communities need to be able to trust the process of reaching these decisions.

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Officer-led process: this process could be more transparent to demonstrate how community views have influenced the considerations.

The Park Authority aims to ensure community views are input early on to influence the preparation of the next Local Development Plan (LDP) and in the consideration of planning applications. Improved transparency in the Development Management process is being explored, such as how officer and committee reports on planning applications are drafted, perhaps by introducing specific sections that will show how cognizance has been given to community's plans, what material weight they have been given in order to show how they have influenced the recommendations. We can also work with communities to build in more certainty and clearer guidelines in more dispersed areas where the LDP is less detailed.

Officers have no influence over the outcome of the decisions taken by the Planning & Access Committee, however we will feed up these comments about culture change and expertise so that further discussion can take place between relevant CCs, our Executive Team and members of the Planning Committee.

Q: Does a LPP replace a Community Action Plan (CAP)?

Q: If we want to prepare a LPP, how do we begin?

Q: Timing of the LDP: if some communities have not prepared a LPP before the next LDP is published in 2024, will they be missing out on influencing the LDP?

Q: Does a LPP have the legal power to retrospectively amend a LPP? One community would welcome this opportunity.

Responses:

Some CAPs contain spatial information that can be incorporated into the LDP, but many do not. We'd encourage future community plans to include spatial proposals. However, CAPs and LPPs will deliver additional functions like identifying and stimulating community-led action; supporting broad and inclusive community engagement and thus representation; evidencing need for funding applications; influencing the plans, investments and services of other public agencies. Please contact Derek if any community would like to discuss preparing a LPP, so they can discuss what support can be offered.

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The Park Authority reviewed the timescales for preparing a new LDP, and reviewed the Development Strategy and concluded that the current Strategy is robust (20-year delivery timeframe), so the current LDP will continue until such time as the LDP2 is in place. If a community has not prepared a LPP before the next LDP is published, don't worry! We will engage with you as we prepare it. Derek explained that the Park Authority would seek to use information and proposals from a LPP to inform and shape the next LDP and give material weight in planning considerations if a LPP is produced after the LDP2 is published.

Currently the wording about LPPs in the [Planning \(Scotland\) Act 2019](#) is that the LDP must "take account" of a registered LPP; this could be interpreted as a LPP has no legal influence to *amend* the LDP. Susan said the wording in the legislation is not entirely clear and we would want to discuss this further with community bodies once guidance and secondary legislation is published (hopefully this autumn).

Q: It was suggested that LPPs would be a good mechanisms to raise awareness of what actions can be taken by communities and other stakeholders to tackle the Climate and Nature Emergencies. It was felt that the NPA could help communities to ask the right questions and support climate awareness and action.

Response: Kirsty described the way communities in Strathard through the Strathard Framework had raised the issue of climate change, biodiversity and land management and this was being incorporated into the Land Use Framework. Kelly from Strathfillan Community Trust explained that Strathfillan's Place Plan addressed the climate emergency directly via surveys and focus groups. Discussion in Strathfillan took place in relation to the local environment and visitor management, with particular emphasis on hearing young people's voices. The Plan now contains key climate-related proposals, and she suggested that climate and biodiversity loss should be integrated into all aspects of a LPP – don't shy away from asking the question! Karen explained Architecture and Design Scotland could offer support and information on this, resources permitting as they're only a small organisation.

Q: How can LPPs include Water Bodies (not just land) and influence people's behavior on the lochs and rivers across the Park – particularly in light of the visitor pressures this season? There is a threat to local communities from the behavior of people on the water, and this problem will continue to increase, so it's hoped communities will include this issue in their LPPs. How can the NPA help?

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Response: Derek suggested that LPPs are holistic documents that provide opportunities for a whole system approach and discussion on a variety of place-based issues. Although spatial land use proposals are important, the LPPs would also involve public agencies that have responsibility for planning, investing and delivering other local services. The Park Authority can help communities to engage other agencies in preparing and delivering on LPPs.

Q: Great that there's a forum to bring these opinions together. It's absolutely critical for a community to prepare a LPP in terms of gathering wider community views, otherwise a CC has nothing else to fall back on when individual planning applications become emotive. By undertaking a detailed process to record the 'temperature' of community opinion, *separate to planning applications*, you achieve a much more objective view than simply reacting to a highly emotive planning application from a local developer or otherwise. You may not always get the answers you expect or want but the process needs to be undertaken to provide a broad and objective community mandate. In addition, the NPA and communities need to find a mechanism to continually revise and ratify the LPPs to ensure the aims/objectives are still relevant year on year because communities change.

On a NP supra level, there needs to be Park-wide consideration of whether the multiple aims/objectives of LPPs can deliver on the NPA aims, such as biodiversity, visitor management, sustainability, housing, etc., so it's important for LPPs to be prepared and remain relevant.

Q: There was a discussion about whether a LPP could play a role in supporting communities to lease/manage/own land or buildings and support [Community Right To Buy](#). Is there an interaction between the two? How much support could the NPA provide?

Response: Derek described how Killin's and other Place Plans were used as to broaden consultation and evidence community support for community asset ownership. These aspirations can be embedded and proposed in a LPP. Fiona can signpost/support community-led activities, so please do contact her for further information.

Fiona concluded the meeting by explaining that a joint steering group of community groups and Park Authority staff will now meet to discuss how to engage further on the issues raised at this session. If anyone is interested in joining the group, please contact Fiona.

Thanks for everyone for their contributions and time tonight. We'll be in touch!

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Appendix 1

1. Ardentinny CC	Mark	Rowthorn
2. Arrochar CDT	Duncan	MacLachlan
3. Balloch & Haldane CC	Alistair	Bouttell
4. Balloch & Haldane CC	Gillian	Clark
5. BLS & Strathfillan	Kelly	Clapperton
6. Callander CC	Bev	Field
7. Callander CC	Sue	Holden
8. Callander CDT	Anne	Docherty
9. Callander CDT	Carol	McGowan
10. Callander CT	Helen	Terry
11. Croftamie CT	Alastair	Strong
12. Croftamie CT	Sabeen	Lochhead
13. Drymen CC	Carol	Hemfrey
14. Drymen CDT	Paul	Saunders
15. ELLCT	Margaret	McDonald
16. Gartmore CC & CT	Gerry	McGarvey
17. Gartmore CC	Wayne	Glasse-Davies
18. Gartmore CC	Neal	Hemmingway
19. Gartmore CT	Catherine	Goldie
20. Kilmarnock CC	Andrew	Sinnott
21. Kilmarnock CC	David	Scot-Park
22. Kilmarnock CC	Gavin	MacLellan
23. Kilmarnock CC	Jim	Morrison
24. Kilmarnock CT	Bob	Shand
25. Luss Arden CC	Andy	McClay
26. Luss Arden CDT	Simon	Miller
27. Port of Menteith CC	Jim	Riach
28. Sandbank CT	Jean	Maskell
29. St Fillans CDT	Carol	Graham
30. Strathard CC	Lynda	McCull
31. Strathard CC	Trevor	Geraghty
32. Strathard CC	Joyce	Kelly
33. Strathard CT	Andrew	Faulk
34. Strathard CT	Mike	Bishop
35. Trossachs CC	Gene	Maxwell