

Planning Enforcement Regulations 2007

February 2008

Introduction

The Federation of Small Businesses is Scotland's largest direct-member business organisation, representing over 19,000 members. The FSB campaigns for an economic and social environment which allows small businesses to prosper.

In our response to the Planning etc. (Scotland) Bill we broadly supported the measures relating to enforcement and we now welcome this opportunity to submit this response to the more detailed points made in the proposed Planning Enforcement Regulations 2007 which are most relevant to small businesses.

Issues

1. Notification of Initiation and Completion of Development

The proposed regulations suggest that the new requirement to submit a Notification of Initiation of Development will not adversely affect small businesses as the requirement will apply equally to all developers and will not discriminate against any group. This assumption fails to take into account that small businesses have fewer staff resources than larger businesses and are frequently disproportionately affected by the time required to comply with new regulations. We would suggest that a less onerous requirement be placed on applications for minor developments which could be asked to simply notify the planning authority of the start date of a project, as is the case with building control warrants.

2. Display of Notices

We welcome the intention of applying the regulations on Display of Notices only to major, national and bad neighbour developments. We fully agree with the rationale for this, as set out in the regulations, and would not support the extension of this to minor applications at any point in the future.

For further information on any of the points raised in this submission, please contact Eileen Calveley, Policy Manager, on eileen.calveley@fsb.org.uk or 0141 221 0775.