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SCOTTISH STATUTORY INSTRUMENTS

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**2021 No. 292**

**TOWN AND COUNTRY PLANNING**

**The Town and Country Planning (Miscellaneous Temporary Modifications) (Coronavirus) (Scotland) Regulations 2021**

*Made* - - - - 27th August 2021  
*Laid before the Scottish Parliament* - - - - 31st August 2021  
*Coming into force* - - 29th September 2021

The Scottish Ministers make the following Regulations in exercise of the powers conferred on them by sections 32, 35A, 35B, 35C, 43A(10) and (11), 58(3D), 59(8D) and 275 of the Town and Country Planning (Scotland) Act 1997(1), section 16(7) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997(2), section 12(9) of the Coronavirus (Scotland) Act 2020(3), section 9(9) of the Coronavirus (Scotland) (No. 2) Act 2020(4) and all other powers enabling them to do so.

**PART 1**

**Citation, commencement and interpretation**

**Citation, commencement and interpretation**

1.—(1) These Regulations may be cited as the Town and Country Planning (Miscellaneous Temporary Modifications) (Coronavirus) (Scotland) Regulations 2021 and come into force on 29 September 2021.

(2) In these Regulations—

“the Act” means the Town and Country Planning (Scotland) Act 1997, and

“the Listed Buildings Act” means the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

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- (1) 1997 c. 8. The functions of the Secretary of State were transferred to the Scottish Ministers by virtue of section 53 of the Scotland Act 1998 (c. 46). Sections 58(3D) and 59(8D) have effect by virtue of paragraphs 8 to 10 of schedule 7 of the Coronavirus (Scotland) Act 2020 (asp 7). The definitions of “emergency period” and “extended period” in sections 58(3C) and 59(8C) were amended by S.S.I. 2020/254 and S.S.I. 2021/100.
- (2) 1997 c. 9. Section 16(6) was inserted by, and section 16(7) has effect by virtue of, paragraph 2 of schedule 4 of the Coronavirus (Scotland) (No. 2) Act 2020 (asp 10). The definitions of “emergency period” and “extended period” in section 16(6) were amended by S.S.I. 2020/254 and S.S.I. 2021/100.
- (3) 2020 asp 7 as amended by the Coronavirus (Extension and Expiry) (Scotland) Act 2021 (asp 19).
- (4) 2020 asp 10 as amended by the Coronavirus (Extension and Expiry) (Scotland) Act 2021 (asp 19).

## PART 2

### Amendment of Emergency Period and Extended Period

#### **Amendment of the definition of “emergency period”**

2.—(1) In the definition of “emergency period” in section 58(3C) (duration of planning permission) of the Act, for “on 30 September 2021” substitute “at the end of 31 March 2022”.

(2) In the definition of “emergency period” in section 59(8C) (planning permission in principle) of the Act, for “on 30 September 2021” substitute “at the end of 31 March 2022”.

(3) In the definition of “emergency period” in section 16(6) (duration of listed building consent) of the Listed Buildings Act, for “on 30 September 2021” substitute “at the end of 31 March 2022”.

#### **Amendment of the definition of “extended period”**

3.—(1) In the definition of “extended period” in section 58(3C) of the Act for “on 31 March 2022” substitute “at the end of 30 September 2022”.

(2) In the definition of “extended period” in section 59(8C) of the Act for “on 31 March 2022” substitute “at the end of 30 September 2022”.

(3) In the definition of “extended period” in section 16(6) of the Listed Buildings Act for “on 31 March 2022” substitute “at the end of 30 September 2022”.

#### **Saving provisions – planning permission**

4.—(1) The provisions of sections 58 and 59 of the Act continue to have effect in relation to a relevant planning permission as they have effect immediately before the relevant date subject to the modifications specified in paragraph (2).

(2) The modifications are—

- (a) section 58 of the Act is to have effect as if only subsections (3B) and (3C), as set out in paragraph 9 of schedule 7 of the Coronavirus (Scotland) Act 2020, were inserted after section 58(3A) and subsections (3D) and (3E), as set out in that paragraph, were omitted,
- (b) section 59 of the Act is to have effect as if only subsections (8A), (8B) and (8C), as set out in paragraph 10 of schedule 7 of the Coronavirus (Scotland) Act 2020, were inserted after section 59(8), and subsections (8D) and (8E), as set out in that paragraph, were omitted.

(3) In this regulation—

“planning permission” and “planning permission in principle” have the same meaning as in the Act,

“relevant date” means the end of 31 March 2022,

“relevant planning permission” means—

- (a) in relation to section 58 of the Act, planning permission granted or deemed to have been granted before the relevant date, and
- (b) in relation to section 59 of the Act, planning permission in principle granted before the relevant date.

#### **Saving provisions - listed building consent**

5.—(1) The provisions of section 16(5) and (6) of the Listed Buildings Act continue to have effect in relation to a relevant consent as they had effect immediately before the relevant date.

(2) In this regulation—

“listed building consent” and “conservation area consent” have the same meaning as in the Listed Buildings Act,

“relevant consent” means—

- (a) a listed building consent granted before the relevant date,
- (b) a conservation area consent granted before the relevant date,

“relevant date” means the end of 31 March 2022.

### **Revocations**

6.—(1) The provisions specified in paragraph (2) are revoked.

(2) The provisions are—

- (a) regulations 4 and 5 of the Town and Country Planning (Emergency Period and Extended Period) (Coronavirus) (Scotland) Regulations 2021<sup>(5)</sup>, and
- (b) the Town and Country Planning (Emergency Period and Extended Period) (Coronavirus) (Scotland) Amendment Regulations 2021<sup>(6)</sup>.

## **PART 3**

### **Pre-Application Consultation**

#### **Amendment of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013**

7.—(1) The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013<sup>(7)</sup> are amended in accordance with paragraphs (2) and (3).

(2) In regulation 7 (pre-application consultation) for paragraph (2)(b)(ii) substitute—

“(ii) details as to how (including by what electronic means) further information may be obtained concerning the proposed development,”.

(3) In regulation 7A (temporary relaxation of pre-application consultation requirements during coronavirus emergency period)—

- (a) omit paragraph (2)(b) and “and” immediately preceding that paragraph, and
- (b) in paragraph (3) for “on the date on which Part 1 of the Coronavirus (Scotland) Act 2020 expires in accordance with section 12 of that Act” substitute “at the end of 31 March 2022”.

#### **Amendment of the Town and Country Planning (Pre-Application Consultation) (Scotland) Amendment Regulations 2021**

8.—(1) The Town and Country Planning (Pre-Application Consultation) (Scotland) Amendment Regulations 2021<sup>(8)</sup> are amended in accordance with paragraphs (2) and (3).

(2) In regulation 1(1) (citation, commencement and interpretation) for “1 October 2021” substitute “1 April 2022”.

(3) In regulation 10 (transitional and savings provisions)—

- (a) for “1 October 2021” substitute “1 April 2022”, and

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<sup>(5)</sup> S.S.I. 2021/100.

<sup>(6)</sup> S.S.I. 2021/142.

<sup>(7)</sup> S.S.I. 2013/155 as relevantly amended by S.S.I. 2020/124.

<sup>(8)</sup> S.S.I. 2021/99.

(b) in paragraph (b) for “8” substitute “7”.

## PART 4

### Local Review Bodies

#### **Amendment of the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013**

**9.**—(1) The Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013<sup>(9)</sup> are amended in accordance with paragraph (2).

(2) In regulation 7A(2) (temporary removal of requirement to hold meeting of local review body in public during Coronavirus emergency period) for “on the date on which Part 1 of the Coronavirus (Scotland) Act 2020 expires in accordance with section 12 of that Act” substitute “at the end of 30 September 2021”.

St Andrew’s House,  
Edinburgh  
27th August 2021

*TOM ARTHUR*  
Authorised to sign by the Scottish Ministers

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(9) [S.S.I. 2013/157](#) as relevantly amended by [S.S.I. 2020/124](#).

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## EXPLANATORY NOTE

*(This note is not part of the Regulations)*

These Regulations make amendments to the definitions of “emergency period” and “extended period” in sections 58(3C) and 59(8C) of the Town and Country Planning (Scotland) Act 1997 (“the Act”), as it has effect by virtue of paragraphs 8 to 10 of schedule 7 of the Coronavirus (Scotland) Act 2020, and in section 16(6) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (“the Listed Buildings Act”). These Regulations also make amendments to the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013 and the Town and Country Planning (Pre-Application Consultation) (Scotland) Amendment Regulations 2021.

Regulations 2 and 3 amend the definitions of “emergency period” and “extended period” in sections 58(3C) and 59(8C) of the Act and in section 16(6) of the Listed Buildings Act

As currently defined by sections 58(3C) and 59(8C) of the Act, as amended by [S.S.I. 2020/254](#) and [S.S.I. 2021/100](#), the “emergency period” began on 7 April 2020 and would end on 30 September 2021 and the “extended period” began on 7 April 2020 and would end on 31 March 2022. As amended by these Regulations the “emergency period” is the period which began on 7 April 2020 and will end at the end of 31 March 2022 and the “extended period” is the period which began on 7 April 2020 and will end at the end of 30 September 2022.

As currently defined by section 16(6) of the Listed Buildings Act, as amended by [S.S.I. 2020/254](#) and [S.S.I. 2021/100](#), the “emergency period” began on 27 May 2020 and would end on 30 September 2021 and the “extended period” began on 27 May 2020 and would end on 31 March 2022. As amended by these Regulations the “emergency period” is the period which began on 27 May 2020 and will end at the end of 31 March 2022 and the “extended period” is the period which began on 27 May 2020 and will end at the end of 30 September 2022.

Regulation 4 makes saving provisions in respect of planning permissions granted before the expiry of the emergency period. The provisions of sections 58 and 59 of the Act, as they had effect immediately before the expiry of the emergency period continue to have effect, with modifications, in relation to the duration of planning permissions granted before the expiry of the emergency period. The modifications are that the powers to make regulations to further amend the definitions of “emergency period” and “extended period” will not continue to have effect after the expiry of the Coronavirus (Scotland) Act 2020 at the end of 31 March 2022.

Regulation 5 makes equivalent saving provisions in respect of listed building consents granted before the expiry of the emergency period. The provisions of section 16 of the Listed Buildings Act continue to have effect as immediately before the expiry of the Coronavirus (Scotland) Act (No. 2) 2020, with modifications in relation to the duration of listed building consent granted before the expiry of the emergency period. The powers to make regulations to further amend the definitions of “emergency period” and “extended period” will not continue to have effect after the expiry of the Coronavirus (Scotland) (No. 2) Act 2020 at the end of 31 March 2022.

The provisions of regulations 4 and 5 replace and supercede the saving provisions contained in regulations 4 and 5 of the Town and Country Planning (Emergency Period and Extended Period) (Coronavirus) (Scotland) Regulations 2021. Those provisions are therefore revoked by regulation 6 along with the Town and Country Planning (Emergency Period and Extended Period) (Coronavirus) (Scotland) Amendment Regulations 2021 which amended them.

**Status:** This is the original version (as it was originally made).

Regulation 7 amends the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 to modify the information required to be included in notices published under regulation 7(2) of those Regulations and to align the dates of the emergency period with the changes made by regulation 2 of these Regulations.

Regulation 8 amends the date on which the Town and Country Planning (Pre-Application Consultation) (Scotland) Amendment Regulations 2021 come into force from 1 October 2021 to 1 April 2022 and makes consequential changes to the related transitional and savings provisions.

Regulation 9 amends the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013 to remove, with effect from the end of 30 September 2021, the temporary suspension of the requirement to hold a meeting of a local review body in public.