

Protocol for Dealing with Planning and Related Applications And Local Planning and Related Application Validation lists

Planning Committee

11th June 2019

Author: Head of Planning, Regulatory Services and Heritage
Wards: All Wards
Parishes: All Parishes and Town Councils

Purpose and Reasons

1. Purpose and Reasons

- 1.1 To seek the Planning Committee's approval of the protocol for the dealing with planning and related applications
- 1.2 A review of the protocol took place in April 2017 when the committee considered and agreed an updated and consolidation of the protocol be carried out and set out in a single accessible document. Members are requested to re-affirm the protocol together with some changes
- 1.3 This update will not affect how Parish / Town Councils and statutory consultees are consulted.
- 1.4 It is considered that procedures should be up to-date and ideally agreed on a regular basis to reflect the current practice and the increased use of IT.
- 1.5 This report will set out current practice and where relevant or appropriate recommends improvements / amendments.
- 1.6 In addition, members are asked to re-affirm the local application validation list. This sets out the information requirements that the Local planning authority consider necessary, at the outset to enable an application to be properly assessed. This was last agreed in April 2017 and should be reviewed regularly, to ensure it is proportionate and does not put onerous demands on an applicant whilst ensuring sufficient details are provided to enable applications to be adequately assessed.

2 Recommendations

The Planning Committee is recommended to:

- 2.1 Note the protocol and the additional clarification contained therein, including the change to how representations are titled when published on public access.).
- 2.2 Approve the procedures set out in Appendix 1 to this report for the purpose of consultation on planning and related applications ("consultation protocol")

Further information on the subject of this report can be obtained from *Andy Brown* on 466286 or Email andybrown@swindon.gov.uk.

Protocol for Dealing with Planning and Related Applications And Local Planning and Related Application Validation lists

Planning Committee

11th June 2019

- 2.3 Agree that the consultation protocol be circulated to all Borough Councillors for information and that they be reminded of the obligation that where they request an application be determined by the planning committee that they do so in writing within the prescribed timescales and the request must give reasons for the request.
- 2.4 Agree that the consultation protocol be circulated to all Parish and Town Councils for information and that they be reminded of the obligation that where they request an application be determined by the planning committee that they do so in writing within the prescribed timescales and that reasons are given for the request as to why a particular application is considered to raise significant planning issues or is locally controversial.
- 2.5 Agree the Local Application Validation Lists and authorise the Head of Planning, Regulatory Services and Heritage to review and amend them as necessary or at least on a biannual basis and to publish them on the council's web site.
- 2.6 Agree the Protocol and authorise the Head of Planning, Regulatory Services and Heritage to review and amend the protocol as necessary or at least on a biannual basis and publish the protocol in the planning pages of the Councils Web site.
- 2.7 Authorise the Head of Planning, Regulatory Services and Heritage to make any minor or typographical changes as may be necessary.

3.0 Detail

The legal position

- 3.1 The requirements for publicising planning applications are set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Planning Authority is required to publicise a planning or related application once it has been validated.
- 3.2 In accord with legislation in most cases, a 21 day period is given in which responses must be made. The application details are published online and are accessed via the planning pages of the council's web site. Once the consultation period has ended, the web site reflects this, and comments are no longer able to be submitted on-line.
- 3.4 There are also statutory publicity requirements for certain categories of development, which include the posting of site notices and publishing details in the public notices section of a newspaper, for example, proposals affecting a listed building and conservation area and major development.

Protocol for Dealing with Planning and Related Applications And Local Planning and Related Application Validation lists

Planning Committee

11th June 2019

Consultation with neighbours

- 3.5 The legislation sets out that in addition to certain statutory consultees, adjoining properties must also be made aware and given an opportunity to comment on planning applications. Swindon Borough Council has chosen to do so by notifying the neighbouring properties, i.e. those premises that adjoin the application site. This is done by writing to the properties concerned, informing them of the proposal and providing details of where the details can be inspected and the date by which any comments must be made. All post is sent out via 2nd class mail except in exceptional circumstances where first class mail may be used.
- 3.6 This system has generally worked well and has advantages over the alternative of posting of a single notice at or near the property, which affected neighbours may not read.
- 3.7 A period of 21 days is given in which responses must be made. The application details are published online and are accessed via the planning pages of the council's web site. As explained above, when the consultation period has ended, the web site reflects this, and comments are no longer able to be submitted on-line.

General Consultation Principles

- 3.8 Notifications are sent to neighbouring occupiers whose properties adjoin an application site, whether or not they are residential neighbours.
- 3.9 In the case of a side extension to a house, those properties situated either side and to the front and rear will be notified. In the case of a rear house extension, only those to the side and rear will be notified. Similar principles will apply to a front only extension. Some developments that may have wider / off site impacts may be subject to broader consultation, including the use of site notices.
- 3.10 The position in respect of applications where revised details / plans are received is set out and discussed in more detail below
- 3.11 In short, a revised notification exercise will not take place in each and every situation as the revised impact will need to be judged. If deemed appropriate to do so, notification takes the form of a card as with the original consultation exercise, albeit with a lesser timescale of 14 days allowed for responses.

Use of IT / electronic media

- 3.12 The Government encourages the use of electronic media and the legislation reflects this by allowing consultation to take place in this format. The department

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Protocol for Dealing with Planning and Related Applications And Local Planning and Related Application Validation lists

Planning Committee

11th June 2019

takes advantage of IT and notifies most statutory and internal consultees by email. Similarly Parish and Town Councils are notified in this way.

- 3.13 Applicants are encouraged to submit their applications and documents / drawings electronically via the Planning Portal. Swindon currently receives over 70% of its applications in this way.
- 3.14 When an application is made electronically the planning authority may correspond with the applicant in this manner.
- 3.15 The majority of comments received on an application are made electronically, most via the Public Access System where the application details are viewed through the Councils web pages.
- 3.16 Later in this report members will note that correspondence takes place with applicants, agents, developers and objectors / supporters. This will include informing them if the proposal is to be considered by the committee and providing details of the meeting. This may be by electronic means where the contact with the local planning authority is made in this way.. This will enable information to be disseminated much quicker, and will help the council reduce printing / postage costs.

Consultation with Swindon Borough Councillors

- 3.17 Members are made aware of applications through the weekly list of applications that appears in the Members bulletin, published each week and either emailed or posted to every Councillor. This has been the case for many years, having been agreed by the planning committee as part of the Planning Charter for Development Control. Where members request the weekly list as a standalone document, separate to the Bulletin, it is either emailed or posted to them as they may prefer upon request
- 3.18 This procedure is also echoed and set out in the Statement of Community Involvement in February 2019 adopted and agreed by Cabinet..
- 3.19 Councillors will already be aware that from time to time they are formally informed of new applications by electronic notification (email) similar to that sent to neighbours. Although there is no requirement to do this, it does occur where the case officer is of the view that that a proposal may be locally controversial or is a type of development that Ward Members have expressed an interest in and therefore special attention should be drawn to it.
- 3.20 This is not a fool proof method as it is unlikely that officers and members will be able to always predict what might happen in respect of any particular application which on the face of it may seem like an innocuous application.

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Protocol for Dealing with Planning and Related Applications And Local Planning and Related Application Validation lists

Planning Committee

11th June 2019

- 3.21 Ward Councillors are notified where re-consultation takes place following amendments to an application. This is because the amendments would not appear in the weekly list, which only report applications received and determined.
- 3.22 Where notification is made electronically this has the advantage of making members aware at an early stage and at the same time as local residents / neighbours / parishes receive their notification. The committee is requested to endorse this method of communication.
- 3.23 Planning applications are published online via the Public access pages of the council's website. It is useful to remind Members that they can visit the relevant pages and register to receive daily notification of applications and decisions within their Ward or indeed any other area of the Borough they may have an interest in. Officers can provide assistance if required. . The service can be configured to filter specific Wards, Parishes, dates and types of development
- 3.24 Improvements to process have in some cases enabled delegated planning decisions to be made more efficiently and promptly as soon as the 21 day consultation period has expired. This is in accord with the adopted Scheme of Delegation which allows members to request that an application be 'called in' to planning committee if the request is made within 21days of validation. (14 days for revised details).

Consultation with Parish and Town Councils

- 3.25 The process of notifying Parish and Town Councils follows closely that for notifying neighbours, described earlier in this report. They are notified of applications within their area and are given 21 days to respond and 14 days when notified of revised plans.
- 3.26 The procedure is also contained in the Swindon Borough Parish and Town Council Charter 2015, agreed by the Parish and Town Councils, and the Swindon Area Committee of the Wiltshire Association of Local Councils in January 2015.
- 3.27 The Charter also confirms the ability of Parish and Town councils to request that applications be determined by the planning committee rather than by officers under delegated powers. This echoes the relevant clause in the Councils scheme of delegation **but does require reasons to be given for the request as to why a particular application is considered to raise significant planning issues or is locally controversial.**

Protocol for Dealing with Planning and Related Applications And Local Planning and Related Application Validation lists

Planning Committee

11th June 2019

- 3.28 Parish and Town Councils are consulted using electronic media as described in above.

Consultation following receipt of revised details / amended plans

- 3.29 A proportion of the applications dealt with are subject to revisions. The legislation does not require any further consultation to be carried out in such cases. However, along with most other local planning authorities, this council does so and this is generally regarded as good practice.
- 3.30 A revised notification exercise will not take place in each and every situation as the revised impact will need to be judged. If deemed appropriate to do so, notification is made in writing as with the original consultation exercise albeit with a lesser timescale of 14 days is allowed for responses.
- 3.31 Officers recognise and acknowledge the importance of notifying neighbours, which is to enable those affected to be aware of and to be able comment on a scheme. In each case a judgement has to be made whether further consultation is necessary and if so whether it should be a 'wholesale' exercise or be proportionate to the impact of the revisions.
- 3.32 The following are examples where revisions would not normally lead to a further round of consultation being carried out:
- The revisions mitigate, address or overcome objections.
 - The revisions reduce the scale or impact of a scheme to which no comments have been received.
 - The revisions amend part of a scheme where no additional impact arises and upon which no concerns have been raised,
- 3.33 When it is deemed appropriate that a revised consultation exercise takes place, the notifications will be limited to.
- Those properties that lie adjacent to the location of the amended proposals.
 - Those properties directly affected by the location of the amended proposals.
 - Those who have written in already and expressed concerns at the matters being amended – unless their stated concerns have been addressed

Consultation on applications for the approval of reserved matters following grant of Outline permission

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Protocol for Dealing with Planning and Related Applications And Local Planning and Related Application Validation lists

Planning Committee

11th June 2019

- 3.34 It is not unusual for applications that have attracted a large amount of objections at the outline stage sees dramatically reduced comment once the principle of developing a site has been established.
- 3.35 The objections will normally relate to the impacts of the principle of development and the associated highway implications. In such cases, where the application is granted – either by the local planning authority or on appeal -, the principle and scale of development together with the location and impact of the access will normally have been considered to be acceptable in planning terms and approved. Further objections to those agreed aspects at the reserved matters stage cannot be considered.
- 3.36 For applications that follow the grant of outline permission the department will continue to notify only those immediately affected by the details of the reserved matters (in most cases they will be housing developments), rather than those further afield who whilst not agreeing with a development, will not be directly affected by the details – (e.g. layout and house types).
- 3.37 . Reserved matters applications can be for a significant number of houses and this council considers it important that proposals must be adequately publicised and where an application meets the definition of ‘major’ development (e.g. 10 houses or more) details are published in the local newspaper and notice is displayed on the site. This is in addition to notifying affected ‘neighbours’.
- 3.38 Similar principles would be applied to applications for full planning permission where the principle of the development has been established by the grant of planning permission and a revised application proposes changes to the previous scheme – e.g. changes to a housing development to alter the layout / house types.

Larger sites

- 3.39 The neighbour notification procedure described above requires all those properties adjoining the application site to be notified of the proposal. There are instances a more proportionate approach taken. For example there might be a proposal for a bike shelter within a large commercial complex or a school campus, where the application site might include the whole grounds. To avoid unnecessarily consulting a number of neighbours who may a significant distance away and will not be affected by the proposal a judgement will be made to ensure a proportionate consultation exercise is undertaken so that only those properties likely to be affected will be notified. Of course, a site visit might suggest otherwise and additional / wider consultation may be required.

Protocol for Dealing with Planning and Related Applications And Local Planning and Related Application Validation lists

Planning Committee

11th June 2019

Certificates of Lawfulness

- 3.40 These types of application allow an applicant to seek a formal decision to establish whether or not permission is required for a development he proposes to carry out or whether a development that has been carried out is lawful either by the passage of time or because planning permission was not required.
- 3.41 There is no formal requirement for a local planning authority to undertake any consultation upon receipt of either of these types of application. This is because they must be considered on the basis of fact rather than on the merit or desirability of the development. In clear cut cases, no neighbour consultation would be expected to be undertaken. However, there may be instances where the local planning authority may find it helpful to seek corroboration of the facts and evidence. In such cases there is nothing to preclude the local planning authority from seeking the views of local residents or any other interested parties to assist its deliberations.

Telecommunications

- 3.42 Applications whether seeking planning permission or prior approval for Masts and paraphernalia associated with telecommunications including those by mobile phone and broadband operators can be controversial. Acknowledging this, all properties, including schools, within a 100m Radius of the site will be notified when applications are received.
- 4.0 Reporting comments received.**
- 4.1 All comments / representations received are assessed and taken into account in the determination of applications. These are set out by the officer in the application report and commented upon / addressed as appropriate in reaching the recommendation / decision.
- 4.2 All persons making representations in respect of applications that are to be determined by the planning committee will also receive notification informing them of the meeting details to enable them to be present at or speak to the committee.
- 4.3 There are instances where objectors / supporters of a scheme produce a standard letter / email that is copied by many individuals and submitted in opposition or support a development. As members will be aware, it is the nature of the representation that is material not the number of times the same comment is made. Nevertheless, each letter is logged as an individual comment and if applicable each person will be notified of the date the planning committee meeting at which the application will be considered at.

Protocol for Dealing with Planning and Related Applications And Local Planning and Related Application Validation lists

Planning Committee

11th June 2019

Petitions

- 4.4 The local planning authority will continue to treat petitions that relate to a planning application as a single representation. When received, the petition will be logged as a comment from a single individual and this will be attributed to the author of any accompanying note or in the absence of any details identifying the originator of the petition, it will be attributed to the top signature on the first or top page. This protocol is confirmed and explained in the planning pages of the councils web site

5.0 Determining applications

- 5.1 Applications are determined either by the planning committee or by Officers authorised under the Council's Scheme of Delegation This is re-affirmed by Council each year as part of the constitution. The scheme as it applies to Parish Councils is referred to above but it useful to set out details.
- 5.2 An application will be determined under delegated powers unless
- a) The Head of Planning, Regulatory Services and Heritage determined that it should be determined by the planning committee;
 - b) A member has requested in writing within 21 days of the date of validation that the application be considered by the planning committee; A parish Council requests within 21 days of notification the planning committee considers the application because it raises significant planning issues or is locally controversial.

Late representations

- 5.3 Applications dealt with by the Planning Committee
- 5.4 Representations received after the publication the agenda and up to the start of the meeting will not normally be circulated. The committee will be informed that additional representations have been received but the detail will only be reported where they raise new points or significantly add to those reported in the committee papers. If the comments are received very late, members may be advised that there has been insufficient time to assess or consider the information.
- 5.5 With regard to request for material to be circulated at the meeting, the Members Planning Code of Good Practice advocates against allowing documents to be circulated at Committee Meetings which have not previously been submitted to the Committee as all parties may not have had time to react to the submissions and officers may not be able to provide considered advice on the material. Case law - indicates that the Court is likely to quash a decision where new materials

Protocol for Dealing with Planning and Related Applications And Local Planning and Related Application Validation lists

Planning Committee

11th June 2019

have not been made available to the public at least five clear days before the relevant meeting, in breach of section 100D of the Local Government Act 1972. The objectors were said to have not had adequate time to prepare and respond in that case.

5.6 Applications dealt with under delegated powers.

- 5.7 Representations received after the close of the formal consultation period will be considered, provided that the case officer is aware of them before the relevant application report has been written. Representations received after this time will be taken into account by the Officer determining the application provided that he/she is aware of their existence prior to the application being decided. Decided in this case means that the decision has been authorised (signed off)**

Non Material and Minor Material amendments

- 5.8 Recent changes introduced flexibility into the planning regime to allow applicants to amend their schemes in a less onerous way than by making a planning application. The options available include applications for a non-material amendment and a minor material amendment, the procedure is different for each approach.**
- 5.9 There can be no hard or fast approach to which method is used as each case will depend upon the particular circumstances. Similarly, the appropriateness of the extent of any consultation will have to be considered on a case by case basis, having regard to the principles in section 2 above**

Site visits by the Planning Committee

- 5.10 The committee has previously resolved to abandon the practice of deferring applications for a site visit. This is due the extensive detailed application information available, both in the agenda papers and by the display of application material, photographs at the meeting. Should any interested party request a site visit, they will be advised of this resolution.**
- 5.11 Individual members of the committee can, prior to a meeting, visit the site under their own volition with or without the appropriate Planning Officer if they consider it necessary.**

Conditions on planning permissions

- 5.12 Most planning permissions are subject to conditions which are discharged by Planning Officers. This takes place without any further round of consultation as the legislation make no provision or requirement for this to take place. The courts**

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Protocol for Dealing with Planning and Related Applications And Local Planning and Related Application Validation lists

Planning Committee

11th June 2019

have endorsed this view. Occasionally, there will be exceptional circumstances where members may wish to be made aware of such details and may for example request that Officers discharge a condition in conjunction and the agreement the Ward Councillors. Similarly the discharge of some conditions may require that technical or specialist input is sought.

Appeals

- 5.13 When an appeal is received, the relevant regulations require that all persons who were notified of and who commented upon the related application be informed that an appeal has been lodged. Whilst it is the local planning authority who must notify the interested persons, any comments they wish to make must be sent to the planning inspectorate who administer the process. The exception is in respect of 'householder' appeals where there is no further opportunity to comment.

Permitted Development / Prior approvals

- 5.14 Informal requests for a decision on whether a proposal constitutes permitted development is no longer given. Such requests can be made via an application for a certificate of lawfulness. However, as members will be aware the scope of permitted development rights have recently been extended.
- 5.15 The relaxation has in many instances introduced a formal but limited consultation requirement, default approval where no representations have been made and also sets out the limited extent of matters that can be taken into account. For example, where larger 6m and 8m long house extensions are proposed, only the immediate neighbours are notified and if they do not object within 21 days, permission is deemed to have been granted. Members and Parish Councils are unable to have any part in this process and are not notified. The local planning authority is required to determine such applications so as to comply with and be in accord with the relevant regulations.

Local Development Orders

- 5.16 The Committee has approved a number of Local development orders, including those covering, development at employment locations and Low carbon energy. Each of those orders will specify the publicity that will be necessary. This will be less than for formal applications as a wide consultation exercise took place in the formulation of each order

6.0 Other Matters

Protocol for Dealing with Planning and Related Applications And Local Planning and Related Application Validation lists

Planning Committee

11th June 2019

- 6.1 From time to time the department is contacted by persons who have requested (insisted) that they be formally notified of an application of which they have knowledge of by being sent a card. They are of course already aware of the application, which is the rationale for notifying, but have not been formally consulted. This is most likely because they live a little further away from a site than would trigger a notification. In such cases it is not appropriate to agree to their request as they clearly know about the development and are not prejudiced or precluded from commenting. This would extend the consultation period for a further 21 days which may not be desirable or reasonable. Criticism could also be levelled at the council for not informing others in a similar position. Such interested persons will be advised to comment on the application as this would trigger and ensure further notifications about the application will be sent to them as it progresses.

Notification of the decision

- 6.2 Parish and Town councils are required to be notified of decisions on planning applications and are duly informed. As the status of an application is available on the council's web site, those persons / groups who comment on applications are no longer notified of the outcome in writing.

Privacy statement / how personal information will be used

- 6.3 The Planning department receives a significant amount of correspondence on applications, much of which is required to be made available and published so that it can be viewed on-line. There is a requirement to ensure that sensitive information is not made available electronically, including contact details and signatures. Such details are redacted. A privacy statement is published on the council's planning web pages to ensure that those persons who make comments will know what will happen to the information, in compliance with GDPR regulations

Pre application consultation

- 6.4 The council encourages all applicants, developers and landowners to discuss their proposals with Borough Councillors (Ward Members) and the local community before submitting planning applications. However, the legislation as currently drafted does not make this mandatory. There may be instances where a developer wishes to carry out pre – application discussions about a potential scheme with the local planning authority that they do not want to be made public, even when these discussions include selected Statutory Consultations. The local planning authority will have to comply with such a confidentiality request, albeit

Protocol for Dealing with Planning and Related Applications And Local Planning and Related Application Validation lists

Planning Committee

11th June 2019

the developer will be urged to share his scheme with the community at the earliest opportunity

7.0 Local Validation Checklists.

- 7.1 Local planning authorities are able to adopt local lists of validation criteria that allows additional information to be request at the validation stage, that are in excess of the minimum national requirements. Examples of a local requirement might include a tree survey, drainage details, Heritage Impact Assessment. These are requires in order to assist the LPA to fully understand the implications of the development and enable development to be assessed against the requirements of the NPPF, the development plan – Swindon Borough Local plan 2026 (2015), adopted local policy and other published guidance including supplementary planning documents.
- 7.2 Regulations within the Town and Country Planning (Development Management Procedure) (England) Order 2015, (as amended) echoed by the Planning Practice Guidance requires that local planning authorities review their local lists every two years. The last full review was undertaken in 2017 when the local list was considered against the advice contained in the PPG.
- 7.3 There are over 20 Local Validation lists for planning and related applications that relate to the number of different categories of application. Each contains a different set of criteria relevant to the type of application as a one size fits all approach is not appropriate or reasonable. These are:

Advertisement Consent
Discharge Conditions
Full Planning and Advert Consent
Full Planning and Listed Building Consent
Full Planning
Hedgerow Removal Notice
Householder and Listed Building Consent
Householder
Listed Building Consent
Lawful Development Certificate Existing
Lawful Development Certificate Proposed
Non Material amendment
Outline all matters reserved
Outline some matters reserved
Prior Notification - Agricultural or Forestry Building
Prior Notification - Agricultural or Forestry Excavation
Prior Notification - Agricultural or Forestry Fish Tank
Prior Notification - Agricultural or Forestry Road

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Protocol for Dealing with Planning and Related Applications And Local Planning and Related Application Validation lists

Planning Committee

11th June 2019

Prior Notification – Demolition
Prior Notification – Telecommunications
Removal or variation of condition
Reserved Matters
Works to Trees
Wichelstowe Validation checklist
Tadpole Garden Village Validation Checklist
Commonhead Validation Checklist

7.4 The documents listed above are set out in appendix 2 attached to this report.

7.5 Officers have reviewed the local lists and are of the view that the requirements remain pertinent and proportionate and accord with the advice in the PPG and are of the view that only minor changes are necessary at this time. These reflect the lesser number of copies of drawing required, where the submission is in paper form and clarification regarding scale bars on drawings. Accordingly the committee is requested to agree to re-adopt the local lists and that this be published on the council's website.

8.0 Conclusion

8.1 Whilst this protocol will cover most situations and applications, there will always be the occasional proposal that will require special treatment or wider publicity. In such cases the local planning authority will continue to adopt a cautious approach of undertaking more, rather than less publicity.

9.0 Alternative Options

9.1 The Planning Committee may not agree to adopt some or all of the protocol, but the Local Planning Authority will have to continue to publicise applications in a manner that at least meets the statutory requirements

9.2 The above report properly stresses the importance of ensuring that an adequate and appropriate level of consultation takes place to continue to ensure that those persons affected by development are aware of the proposals. Members are also invited to express support for the increased use of digital media in publicising applications and related matters and to support investment in improvements to the planning pages of the councils' web site.

10 Implications, Diversity Impact Assessment and Risk Management

Financial and Procurement Implications

10.1 There will be no impact upon fee income, however previously identified savings on printing, paper and postage will continue. In addition, by directing consultation

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Protocol for Dealing with Planning and Related Applications And Local Planning and Related Application Validation lists

Planning Committee

11th June 2019

to those directly affected by and interested in a development, consultations will be timelier and less resource hungry, so that the focus can be directed to the increased workload, enabling the local planning authority can continue to meet its statutory targets.

Legal and Human Rights Implications

- 10.2 Legal and human rights implications have been taken into account in preparing this report.

All Other Implications (including Staff, Sustainability, Health, Rural, Crime and Disorder)

- 10.3 It is envisaged that the protocol would enable staff to exercise judgement from the largely administrative process of determining applications to enable resources to be focussed on dealing with those proposals that are likely to require a greater level of input. The protocol should help efficient and appropriately targeted consultation to those affected.

10.4 Links to Council Plan 2016-2020, Strategic Objectives, Plans and Policies

This report relates to improving the quality of development to be constructed in the Borough and therefore it is aligned with the vision for Swindon which seeks to ensure Swindon has all the positive characteristics of a British city with one of the UK's most successful economies and a model of well managed housing growth which supports new and existing communities. This report supports the vision with respect to deregulation, facilitating local decision-making and helping to deliver economic growth. As such the proposal is fully aligned to our Corporate Objective around securing good economic growth.

Diversity Impact Assessment

- 10.5 This report reviews the protocol last agreed in April 2017 and sets out in more detail how proportionate consultation (engagement) will take place. A Diversity Impact Assessment (DIA) has previously been completed in respect of the Councils Statement of Community Involvement. The implementation of this proposal accords with regulation and will not create an adverse impact on the basis of age, disability, race, gender, sex, sexual orientation, religion or belief.

Risk Management

- 10.6 The procedures set out above and the review of the Local validation Checklists reflect and clarify the statutory duties the Local planning authority must comply with.

Protocol for Dealing with Planning and Related Applications And Local Planning and Related Application Validation lists

Planning Committee

11th June 2019

Consultees

- The Director of Finance (Section 151 Officer) and Director of Law and Democratic Services (Monitoring Officer) are consulted in respect of all reports.

Background Papers

- Town and Country Planning (Development Management Procedure) (England) Order 2015.
- National Planning Policy Framework (2019)
- National Planning Practice Guidance (2014 as updated)
- Statement of Community Involvement in Planning (2019)
- Parish Borough Planning Charter 2015
- Scheme of Delegation 2019
- The Councils Adopted Consultation policy 2014 – 2019 (2019)
- Members Planning Code of Good Practice

10 Appendices

Appendix 1 – Protocol for Dealing with Planning and Related Applications

Appendix 2 – Local Planning Application Validation lists.

Advertisement Consent

Commonhead

Discharge Conditions

Full Planning and Advert Consent

Full Planning and Listed Building Consent

Full Planning

Hedgerow Removal Notice

Householder and Listed Building Consent

Householder

Listed Building Consent

Lawful Development Certificate Existing

Lawful Development Certificate Proposed

Non Material amendment

Outline all matters reserved

Outline some matters reserved

Prior Notification - Agricultural or Forestry Building

Prior Notification - Agricultural or Forestry Excavation

Prior Notification - Agricultural or Forestry Fish Tank

Prior Notification - Agricultural or Forestry Road

Prior Notification – Demolition

Prior Notification – Telecommunications

Removal or variation of condition

Reserved Matters

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**Protocol for Dealing with Planning and Related Applications
And
Local Planning and Related Application Validation lists**

Planning Committee

11th June 2019

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