

## Decisions on planning applications

Decisions on most planning applications are made by officers rather than the council's Planning Committee. Every planning application goes through the same **Planning Decision Making Process**. All applications are delegated to officers with the following exceptions:

- ~~Any application (other than Advertisement Consents; Prior Notifications and Prior Approvals, hedgerow removal Notices; Tree works applications; High Hedge applications; County Matters applications and Screening and Scoping requests). Where any Member has requested determination of the application by the Planning Committee within 28 days of the date of the publication of the weekly list on which that application appears. N.B The request for consideration may be withdrawn at any time, and the application returned to delegated authority ( subject to compliance with the other criteria explained below). Where a district councillor requests determination of an application by the Planning Committee within 28 days of the publication of the council's weekly list of applications on which that application appears. Any rRequests should be made to the Development Planning Manager in writing (which includes email) and set out the planning reasons for the request. equest must be accompanied with sound planning reasons for the call in and will be considered by the Development Planning Manager and Chair of Planning Committee.~~
- Applications where the intended decision would depart from currently adopted and up to date Development Plan policy (this includes the adopted Core Strategy and adopted ~~Neighbourhood~~Neighborhood Plans).
- Applications where our Development Control Manager, in consultation with the Briefing Group ~~considers, considers should be considered by the that determination by~~ Planning Committee due to their size, nature or impact, or for any other reason, including probity. ~~would be more appropriate due to their size, nature or impact, or for any other reason including probity~~ The Briefing Group consists of the Chairman, . Vice Chairman and a member of the opposition group.
- ~~Where the application is made by a member of the Council or by Council Officer or immediate members of their family, or it involves land owner by any of them~~Applications submitted by the district council, its agents or groups related to the council, or where they are land owners, except where the applications are for works to protected trees
- ~~Where the proposal involves the council as applicant or land owner except where applications are for works to protected trees.~~
- ~~Applications submitted which are made by current elected Members or officers of the council, or immediate members of their family, or it involves land owned by any of them~~
- ~~Applications for 25 or more dwellings and for ecommercial floor space of 10,000r 10,000 metres squared or more~~of commercial floor space
- The revocation of any planning or other permission, with or without the payment of compensation by the Council.
- The discontinuance of use or alteration or removal of buildings or works with or without the payment of compensation by the Council pursuant to Section 102 of the Town and Country planning Act 1990

**If you would like an application to be “called in” by a Councillor, you should first address a Ward Councillor for the area where the application is located. If the Ward Councillor is not available, you should approach an adjoining Ward Councillor, with an approach to the Chair of the Planning Committee. Please be advised that any request by a Councillor for an application to be called in to Planning Committee must be informed by sound planning reasons, and as such, it is important that you provide adequate information to the Councillor in order to inform their judgement as to whether or not to request a Call in to Planning Committee**

## Council Planning Committee

Decisions on certain planning applications are taken at the council's Planning Committee. These committee meetings are open to the public.

[View all Planning Committee agendas, minutes and membership.](#)

The council's Planning Committee usually meets every 4 weeks on a Tuesday evening at 6.30pm in the Council Chamber at The Symington Building on Adam and Eve Street.

Meeting agendas are mainly made up of planning applications that need to be decided. The reports are written by officers and show the key issues, facts, policies and consultation responses for the application, and also have a recommendation for the decision.

Planning Committee meetings are open to the public so local residents, applicants and representatives of the Parish Council can attend. Interested parties such as neighbours and the applicant and their representatives can [speak at Planning Committee meetings](#), but they must register to do so before 12.30pm on the day before the meeting and they will be allowed up to 3 minutes to speak at the meeting, [subject to the limitation of the number of speakers able to address the Planning Committee as detailed in the guide referred to below.](#) Ward councillors are permitted 5 minutes to speak.

Read a guide to [what happens at a council Planning Committee meeting](#).

## Planning Committee decisions

[View the latest Planning Committee decisions.](#)

Applications can be approved, refused or deferred.

Where the decision is inline with the officer recommendation, the reasons for the decision will be set out in the officer's report.

If Members do not agree with the officer recommendation and wish to go against it, it is essential that clear reasons, based on sound land-use planning considerations, are minuted.

Where an application is refused contrary to officer recommendation to approve, the reasons cited will form the basis of the council's defence of its decision in the event of an appeal.

Deferrals tend to be made to allow further information to be gathered. When deciding an application the council must give reasons that are based on sound land-use planning considerations and supported by relevant Development Plan Policy.