

DELEGATED

AGENDA NO: 4

REPORT TO PLANNING
COMMITTEE

DATE 8th DECEMBER 2010

REPORT OF CORPORATE
DIRECTOR OF DEVELOPMENT
AND NEIGHBOURHOOD
SERVICES

UPDATE REPORT

PLANNING GUIDANCE ON THE VALIDATION OF PLANNING APPLICATIONS

SUMMARY

Since the publication of the original report, two additional replies have been received from consultees. Responses have been received from Sports England and the Teesmouth Bird Club.

The responses have been considered and they do not raise any new issues which require any further changes to the amended list following the consultation process.

RECOMMENDATIONS

- 1. Approval to the amendments recommended for inclusion in the local requirements for the validation of planning applications as detailed in the report and the agreed amended list be used as the local requirements when validating applications***

Additional Responses to Consultation.

Sports England

Sports England has suggested additional requirements relating to the provision of information clarifying provision/loss of sports facilities but acknowledges that the absence of the information would not invalidate a planning application submission or the consultation with Sports England.

Teesmouth Bird Club

The comments largely focus on the protection and enhancement of the Borough's biodiversity, which is their area of expertise. However Natural England has already commented and many of the aspect have been addressed.

With regard to the Open space, recreation and landscaping spd page 11 the details suggested are matters which the Government considers would normally only be requested as part of processing the planning application and should not be used to invalidate a planning application.

The reference to a site waste management plan and their requirements appears to be due to a misunderstanding and does not relate solely to a waste disposal site, therefore the sensitivity of an ecologically important site near an application site would be addressed by Local; List item 4

Equally it has been suggested that the Statement of Community involvement be amended to include residents; residents' groups; and regional and local nature conservation-related organisations (such as Tees Valley Wildlife Trust, RSPB and Teesmouth Bird Club). It is considered that this element is already accommodated within the Statement of Community involvement

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Financial Implications.

Improved quality of applications submitted enabling the Local Planning Authority to have sufficient information to confidently determine planning applications while offering a clear and detailed requirement from the outset in order to provide a fast and efficient service and meet Government Performance targets.

Environmental Implications.

As Report.

Community Safety Implications.

Not Applicable.

Human Rights Implications.

The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report.

Background Papers.

The Validation of Planning Applications. Draft Guidance for Local Planning Authorities

The Validation of Planning Applications Guidance for Local Planning Authorities

Ward(s) and Ward Councillors(s).

All