



Development Management Training

Welcome



Topics to be covered

- What is planning?
- Planning Policy
- Development Management
- Conservation and Trees
- Enforcement

- Questions?

Planning is about...

- setting a **long term vision** for places
- providing a **decision making framework** to manage competing uses for space
- **balancing** economic, social and environmental needs (sustainable development)
- providing **legitimacy** through consultation and testing of evidence
- **delivering change** on the ground

The Local Planning Authority is responsible for all of these outcomes, from the Policy Team who are responsible for setting the direction to the Development Management Team who are responsible for making individual decisions

Policy Team

- The policy team is responsible for developing (including consulting and engagement on) planning policy documents and strategy to ensure positive ambitions for the borough are achieved through development.
- This can range from the Development Plan which sets policy for the whole borough, to Supplementary Documents relating to specific issues or areas etc.
- As planning is policy led this is a key part of delivering the Borough's objectives.



Development Management

This is the area of planning where people are most likely to become involved in planning, the section processes applications for planning permission.

The act of processing applications is not limited to just assessing applications which are submitted, but also encompasses providing pre-application advice to parties before a formal application and negotiating with applicants to try and secure the best outcomes.

However, decisions must be based on the development plan and material planning considerations.

The process.

Pre-Application

- There is often a process of engagement prior to submission of an application, officers will provide guidance to ensure compliance with the development plan and maximise positive benefits.
- We also encourage developers to do public engagement at this stage

Submission

- **If valid** – application time table starts.
 - 8 or 13 week period but exceptions e.g. 28 days, 16 weeks.
 - Publicity
 - Consultation
 - Time period to allow for responses, assess and negotiate on application
 - Decision
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Representations

- All responses received as part of the consultation, notification and publicity have to be taken into account by the Council **in so far as they are relevant to planning and to the development proposed.**

Considering these responses involves the planning judgement of the decision maker. The fact that all responses are taken into account does not mean that the decision maker will agree with all comments received.



Conservation and Trees

These teams undertake specialist work in their specific areas including preparation of conservation area appraisals, protecting trees of importance.

The teams also work closely with the policy team and development management team to ensure these matters are properly addressed in emerging policy and decision making.



Enforcement Team

- The enforcement team works to investigate reported breaches of planning control and where necessary take action to remove planning harm.
 - The purpose of planning enforcement is to remove planning harm. The purpose is not to punish individuals and something not having consent does not in itself mean it is expedient to enforce.
 - The enforcement process involves negotiation and formal action is always a last resort where planning harm has not been removed.
 - It is a long process compared to other enforcement regimes with various opportunities for appeal along the way.
 - The Council manages enforcement in accordance with its adopted enforcement plan.
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Questions?

