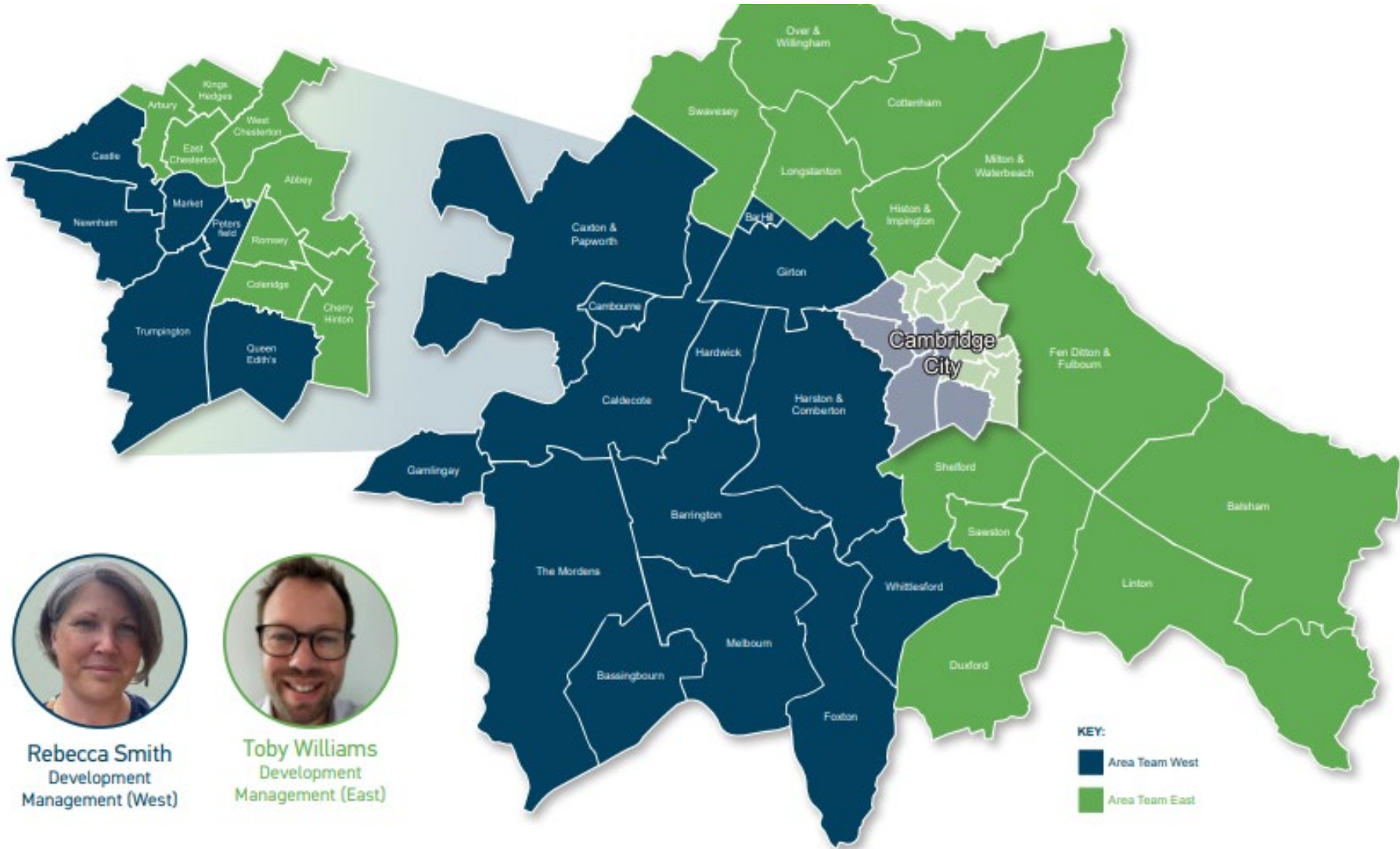


Parish Council Planning information June 2025



Focus on Delivery - Development Management



Compliance and S106

Chris Braybrooke



Planning Compliance
Manager

James Fisher



S106 Manager

Hierarchy of Plans and Policies

National Planning Policy Framework 2024



National Planning Policy Guidance



Development Plans



Neighbourhood Plans

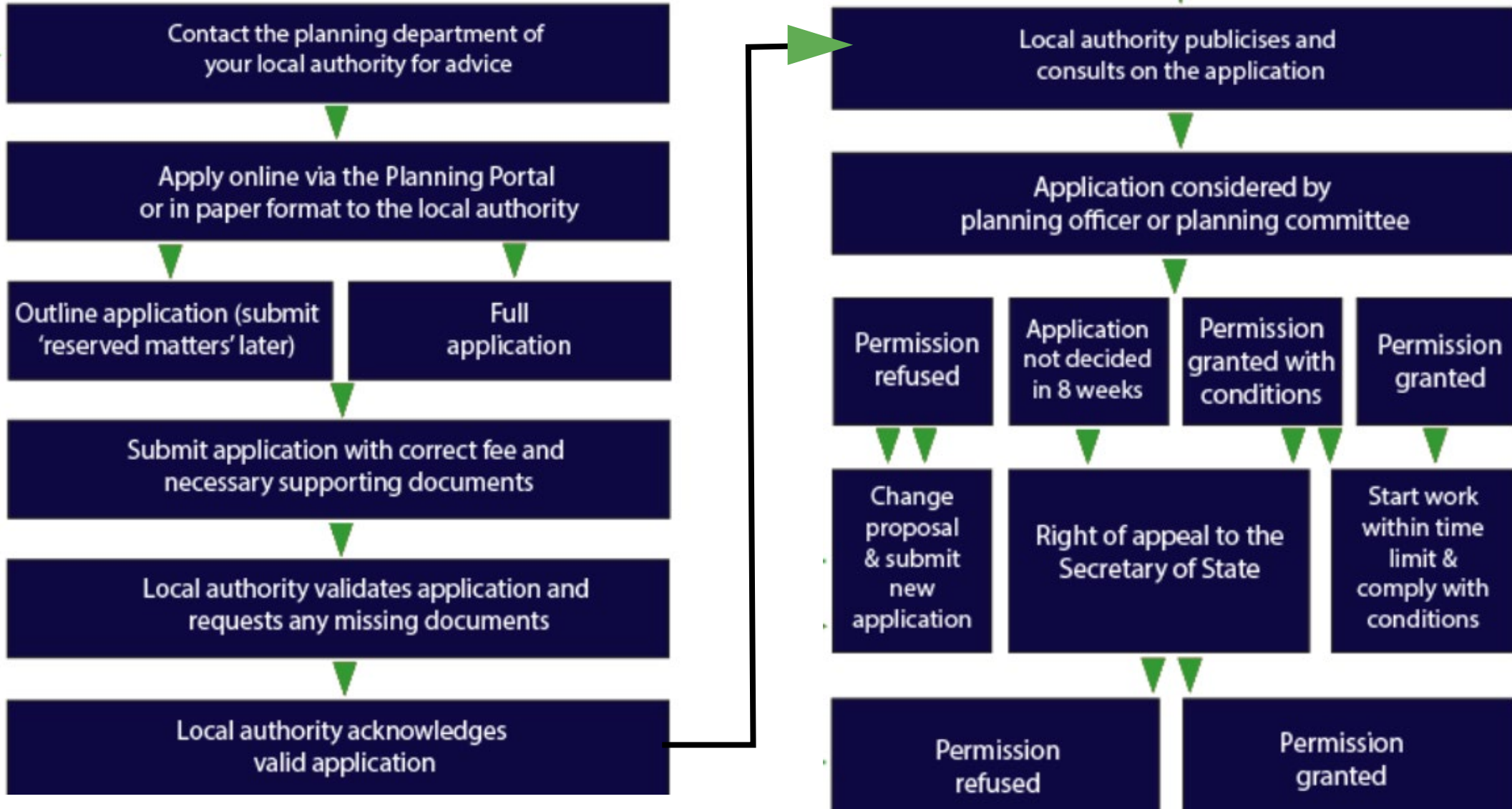


Supplementary Planning Documents







National Planning Policy Framework

Path of a planning application

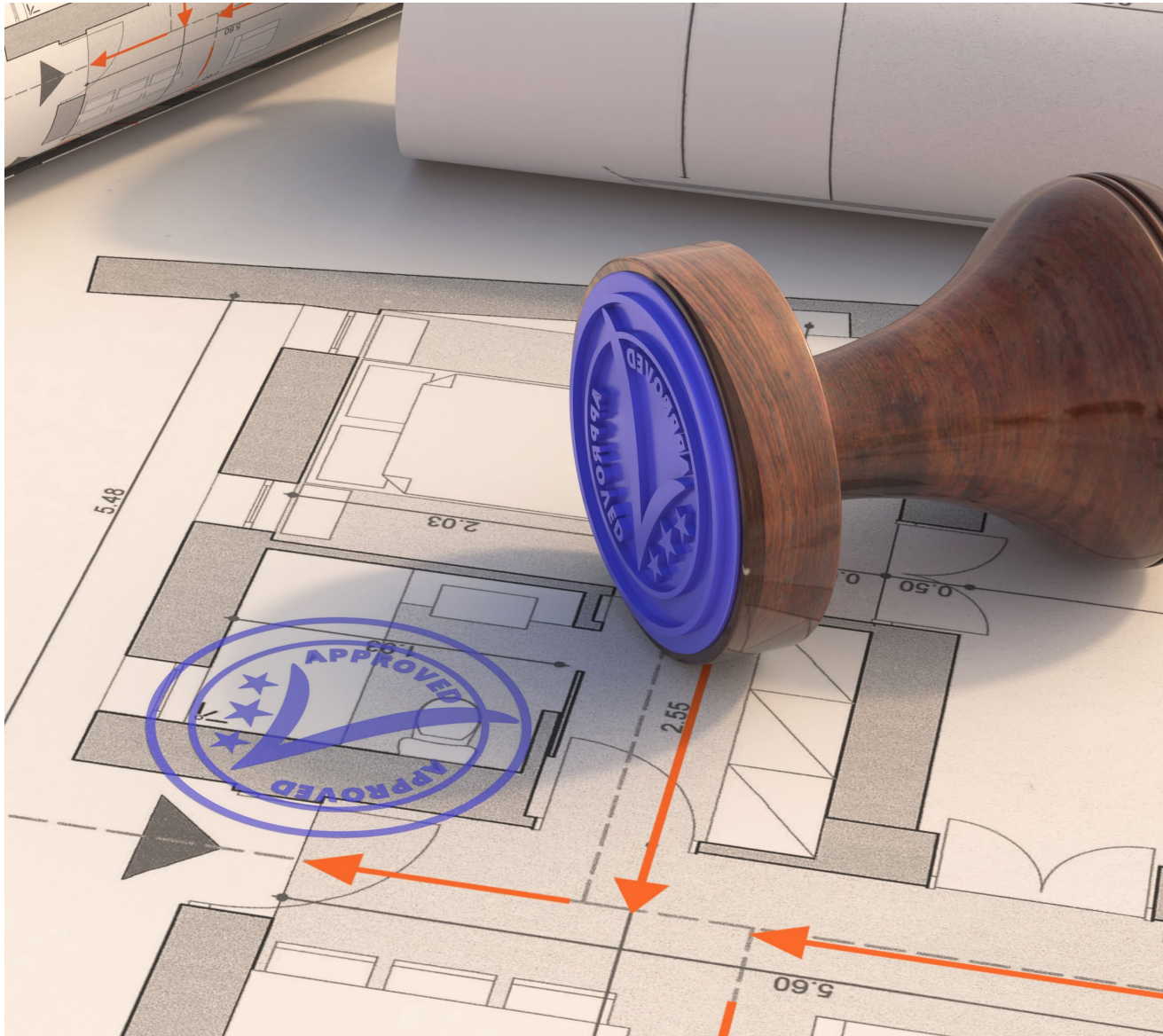


The Path of a Planning Application: Timescales

Householders Minor Commercial Minor Residential up-to 10 Advertisements S73's		8 weeks
Major applications for 10 or more dwellings Over 1,000 net square metres floorspace		13 weeks
Applications with Environmental Statement		16 weeks
Planning Performance Agreements		As agreed
Extensions of Time		

Beyond any of these deadlines the applicant could appeal against non-determination and/or may be able to seek a refund of their planning fee after 26 weeks.

Types of Application



Full:

All changes of use.

For building works – covers the principle and detail of proposals

Outline:

Only for the erection of a building and where one or more details are reserved: access, appearance, landscaping, layout and scale

Reserved matters:

The details relating to access, appearance, landscaping, layout and scale

Application for Full Planning Permission

What do they normally cover?

All types of building structures

- Extensions
- Walls
- Houses
- Outbuildings
- Flats
- Schools
- Industry
- Hospitals
- Sporting facilities
- Retail buildings
- Demolition



...changes of use

Planning permission is not normally required for internal structural alterations to buildings

An exception to this would be for the creation of mezzanine floors in retail.....

Internal alterations to the fabric of listed buildings is covered under separate LBC legislation.

Definitions: Outline and Full

What is an application for full planning permission?

- Detailed proposal of how a site can be developed
- If granted, subject to conditions and / or S106

What is an outline planning application?

- Seeks a decision on the general principles of how a site can be developed
- If granted, subject to conditions and / or S106 requiring:
- Approval of one or more 'reserved matters'

Reserved Matters?

Reserved matters are those aspects of a proposed development which an applicant can choose not to submit details of with an outline planning application (i.e. they can be 'reserved' for later determination)

- Landscaping
- Access
- Layout
- Appearance
- Scale

S73/S96s - What's the difference?

Minor Material (S73)

- Vary or remove conditions
- Amendment to approved plans
- Registered and consulted normally
- Cannot be used to extend the time
- Cannot be used where mods. fundamental or substantial
- Only issues relevant are the condition(s) being amended
- Previous unaltered conditions copied over
- Effect is a new permission

Non-Material Amendment (S96a)

- No definition of 'non-material'
- An amendment that is non-material in one context may be material in another.
- No further consultation necessary
- Can be used to amend conditions
- Can impose new conditions
- The LPA must be satisfied it is non-material to grant
- Effect sits alongside existing pp
- New permission not issued

What's the difference?

Minor Material (S73)



Condition hours of use 11am-11pm



Proposed change from 11am-12pm



Only consider extra hour as impact



Refused or Approved on this basis

Non Material Amendment (S96a)



Permission in Principle: PIP

Permission
in Principle
(PIP)



Technical
Details
Consent
(TDC)



Permission
to Build

For developments of between 1 and 9 dwellings, total development of under 1,000 square metres and a site of under 1 hectare.

It cannot be used for larger developments.

It is time limited to 5 weeks from validation

No plans of dwellings are required at the 1st stage

Applicants don't need to specify the number of dwellings.

Consideration of PIPs is limited to:

- **location of the site**
- **the type of land use proposed**
- **the amount of development.**

Conditions cannot be applied at the PIP stage

Decision Making Principles



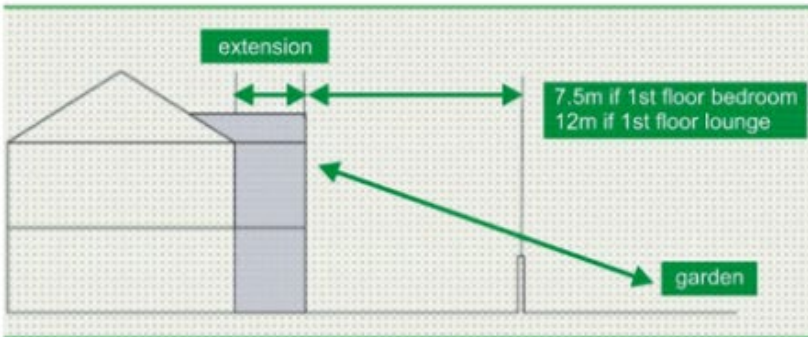
- ➡ Start with the Development Plan
- ➡ Relevant policy considerations.
- ➡ Results of the technical consultation.
- ➡ All other views, if material.
- ➡ Look at the application on its own merits in its context.
- ➡ Come to your own view in light of the officer recommendation.

Material Considerations: The Planning Balance

- what they are and are not - decided by statements of national policy or by decisions of the courts
- the weight that should be attached to each consideration in any particular case is for the decision maker

Material Considerations: What's in

- Overlooking / loss privacy
- Loss of light / overshadowing
- Effect on listed building
- Layout, density
- Development plan
- Previous decisions/appeals
- Natural environment
- Flood risk
- Parking
- Highway safety
- Traffic
- Noise
- Design, materials
- Govt. policy
- Disabled access



Material Considerations: What's out

- House prices and house insurance
- Personal circumstances
- The conduct of the applicant
- The strength or volume of opposition / objection
- Loss of a *private view*
- Damage to property or Party Wall Act matters
- Loss of trade
- Boundary disputes or covenants



The Planning Balance

