
Development Management Panel

Report of the meeting held on 20th January 2014

Matters for Information

13. CHANGES TO THE DEVELOPMENT MANAGEMENT SERVICE IN RESPONSE TO CURRENT STAFF TURNOVER ISSUES

At the last meeting, the Panel reported on impending vacancies in the Development Management Service and the impact less dedicated Officer time would have on preparatory work for Panel meetings (Item No 10 refers). The Panel has now been advised of the action which has been taken to ensure continued delivery of the Service in the period pending appointment to the four posts due to become vacant before March 2014.

Amongst the arrangements that have been made, the Panel has agreed to extend its Scheme of Delegation for a temporary period until 31st July 2014. This variation will enable Development Management Officers to determine, within prescribed criteria, certain types of applications (such as householder developments, change of use, advertisements and listed building consents) in circumstances where the decision is in accordance with any objections or letters of support received.

The Panel has been reassured that its Chairman and the Executive Councillor for Planning and Housing Strategy will continue to keep the situation under review.

14. LEGISLATION RELATING TO REFUNDS OF PLANNING APPLICATION AND RESERVED MATTERS APPLICATION FEES WHEN SUCH AN APPLICATION IS NOT DETERMINED WITHIN 26 WEEKS

The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations came into force on 1st October 2013. The Regulations require the repayment of any fee paid in respect of an application for planning permission or approval of reserved matters (received on or after the 1st October) if the local planning authority has failed to determine the application within 26 weeks of the date when a valid application was received. The requirement to repay the fee can be waived, however, when the applicant and the local planning authority has agreed, in writing, that the application can be determined within an extended period.

Although the majority of applications will be determined in less than 26 weeks, the Panel has noted that procedures will be put in place to manage a situation should the local planning authority be unable to determine a matter within the timescale through no fault of its own. If such circumstances arise, the Panel has noted that recommendations made in future reports to them might also seek approval to extend a period for determination or suggest that an application be approved/refused subject to the completion of a Section 106 Agreement within a prescribed timescale.

15. DEVELOPMENT APPLICATIONS

The Panel has determined nine development applications of which eight were approved and one refused. These related mainly to minor applications for new or replacement dwellings in various parts of the District.

D B Dew
Chairman