

Speaking at the Development Control Committee



What are the relevant issues in considering a planning application?

These will vary with the nature of the proposal and the site but may include:

- Development Plan policies
- Government Guidance
- Case law and previous decisions
- Residential amenity
- Design and layout
- Conservation matters
- Highway safety and traffic.

What issues may not be taken into account in reaching planning decisions?

This will vary from case to case but the following are not considered relevant:

- Matters covered by other laws e.g. alcohol licences
- Private property rights e.g. boundaries or access disputes.
- The developer's motive
- Possible future development
- Loss of view over other people's land
- The effect on value of property.

What happens next?

Once the speakers have made their submissions, the discussion of the proposal by Committee will begin. Relevant issues raised in the presentations will be addressed by Councillors and officers.

What happens if the applicant decides to amend the proposal at the meeting?

Applicants who make a presentation to Committee suggesting that they will modify their proposal to meet the planning requirements will be invited to submit a new application so that the

revised proposals can be properly assessed and interested people can make their views known. The proposal being considered by Committee, however will be determined on the basis of the application as it stands, not as it may be proposed to be modified.

Who do I ask if I have any other queries?

If you have any further questions about speaking at committee please contact the Clerk for Development Control East and West (01454) 864425.

If you have further queries about the proposal or Officer's recommendations please contact the Development Management or Major Sites Team by phoning the Customer Service Centre (01454) 868004

PLANNING AID SERVICE

If you need free independent professional Planning advice consider using the Planning Aid Service who can be contacted on 0870 850 9807 or swcw1@planningaid.rtpi.org.uk

This information can be made available in other languages, in large print, Braille or on audio tape. Please phone 01454 868009 if you need any of these or any other help to access Council services.

For more information about this publication contact Tel: 01454 868009
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What happens when I make comments on a planning application?

The officer's report to the Development Control Committee will include a summary of any comments received and take account of these comments. If there are any late comments officers will summarise and respond to them before the Committee considers the application.

If I object to a proposal, do I have to speak at the Committee meeting?

No, your objection is reported to the Committee anyway and it is up to you whether you attend the Committee meeting. You may decide that, as the officer's recommendation is to refuse the proposal there is little point in repeating your objection. However, you should be aware that the officer's recommendations are not always accepted by the Committee.

If I am the applicant or agent, do I have to speak at the Committee Meeting?

No If the officer's recommendation to the Committee is to approve the proposal you may decide that there is little to add to the report and it is suggested that you do not take up Committee time in repeating the officer's comments. You should, however, be aware that the officer's recommendations are not always accepted by Committee. If the recommendation to Committee is refusal you may wish to present your case for approval.

How do I find out what the Officer recommendation is?

The officer's report to the Councillors will be available for you to read at the Civic Centre, Kingswood, the Council Offices, Thornbury or on the Council's website at least five working days before the Committee meeting.

If you simply wish to know the recommendation then you are welcome to telephone the Development Control team for this information (01454 868004). Please note that not all applications are determined by Committee.

Where can I find details of Committee meetings?

Dates and details of forthcoming meetings together with agenda papers and minutes of previous meetings can be found on the council's website: www.southglos.gov.uk

If I want to speak how do I arrange it?

You will need to contact Democratic Services, preferably by noon on the day before the Committee meeting. For this or any further information about speaking at Committee you should contact the relevant Clerk, Development Control East and West (01454) 864425

Where are the meetings held?

The Committees generally meet at
The Council Chamber, Civic Centre, High Street, Kingswood **or**
The Council Chamber, Council Offices, Castle Street, Thornbury
starting at 3pm.

What happens at the Committee meetings?

Committee members will have been given a list of speakers before the meeting. Although items are taken in agenda order the Chair will usually move forward those items where an interested person wishes to speak. Your comments must be limited to applications being considered by the Committee at that particular meeting. You can either read a written statement or make a verbal statement to the Committee. If you are reading from a written statement it would be helpful if you could provide a copy of the statement on the day before the meeting.

How long will I be able to speak?

There is a time limit of 5 minutes for each group of speakers supporting the proposal and 5 minutes for those against the proposal. This ensures a maximum of 10 minutes on any one item on the agenda. Speakers may get together and decide to make a joint case, appointing one representative to speak or different speakers to cover different points. You must not interrupt other speakers or the Committee debate.