

Public Consultations on Planning Applications

Parish Partnership Panel

06 February 2020

Councillor David Lettington

The Relevant Legislation

Local planning authorities are required to undertake a formal period of public consultation, prior to deciding a planning application. This is prescribed in [article 15 of the Development Management Procedure Order](#) (as amended).

This sets out a prescribed period for consultation responses – 21 days from notification – a decision cannot be made before that time

Longer periods are at the discretion of the LPA only

Value of Positive Engagement

Consultation is an important part of the process and it is important that the public can play an active role in the planning system by having a say in decisions affecting them and their communities

Anyone who wishes to make representations on a planning application can do so irrespective of whether you have been notified by the LPA

Representations made should focus on material planning considerations – only these will be taken into account in making the formal decision. Advice on these can be found via the Council's website

Current TMBC Practices

Undertakes a combination of processes exceeding statutory requirements:

- Notifications via publication of the weekly list;
- Specific notifications to Parish and Town Councils (including provision of a full copy of planning applications consulted on);
- Sending neighbour letters to those adjoining any application site;
- Publication of site notices and press notices;
- Specific consultation with statutory and non-statutory consultees

Re-consults on planning applications where substantive amendments are made;

Parish/Town Council representatives and local residents who have made representations are given the opportunity to speak on applications to be heard by Planning Committee. There is no limit on the number of speakers on any given item taken to planning committee

Areas for review

Improved alignment between various deadline dates for the receipt of consultation responses to avoid confusion and ambiguity;

Ensuring a fairness of process when planning applications are amended during their lifetime to ensure appropriate local engagement can take place

Further Information and Guidance

[Article 15 of the Development Management Procedure Order](#) (as amended).

Planning practice guidance – <https://www.gov.uk/guidance/consultation-and-pre-decision-matters>

Planning Portal – having your say - https://www.planningportal.co.uk/info/200127/planning/103/having_your