

When amendments will be accepted without a PPA.

- The starting point for discussing a proposed application with the Council should be via the pre-application advice service. This will enable full discussion of the merits of the scheme and enable detailed feedback from the Council on what amendments may be required prior to submission.
- Amendments to a submitted scheme will only be accepted by the case officer's invitation and is entirely at their discretion. The Council is not obliged to accept amendments to live planning applications.
- Amendments will only be accepted if they don't require re-consultation. case officer is of the opinion that the changes are minor, and will add value to the scheme, particularly in respect of design improvements, or changes that would lessen the impact of the development, including in respect of neighbouring amenity, traffic or highways, trees or other ecological designations. This list is not exhaustive and is at the discretion of the case officer.
- Major amendments that involve a full redesign of a scheme will not be accepted. Whether an amendment is major or minor in scale is a judgement for the case officer.
- Case officers will use their judgement to determine whether the amendments will require a further consultation.
- When amendments are accepted this should be within the statutory time period, if possible, to allow for timely consideration and determination. Where amendments will need further time, their invitation will be conditional on the applicant agreeing to a sufficient extension of time.
- The description of development must remain the same.
- Only one set of amendments will be accepted per application
- Corrections to drawings will be accepted.
- Minor amendments will be accepted where requested by a majority of votes at an Area Planning Committee.

When amendments will be accepted with a PPA

- In cases which have a PPA agreement in place the number of material amendments will be stipulated in the agreements.
- A PPA is the only mechanism which will allow applicants a guaranteed right to submit amendments, including major amendments requiring significant revisions, or multiple amendments which may or may not require a full re-consultation exercise.
- Details of the PPA process can be found at the following web page Pre-application planning advice – Tonbridge and Malling Borough Council