

EAST HERTS COUNCIL

DEVELOPMENT CONTROL COMMITTEE – 17 NOVEMBER 2010

REPORT BY HEAD OF PLANNING AND BUILDING CONTROL

6. VALIDATION OF PLANNING APPLICATIONS – NATIONAL AND LOCAL LIST CONSULTATION

WARD(S) AFFECTED: ALL

Purpose/Summary of Report

- To agree, for consultation purposes, a revised 'local list' of validation requirements for planning applications.

RECOMMENDATION:

(A)	That consultation with relevant stakeholders on the revised 'local list' of validation requirements for planning applications be approved.
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1.0 Background

- 1.1 Members may recall that amended regulations came into effect on 6th April 2008 regarding the information and details which are required to be submitted in order to validate planning applications. As a result of those regulations, the Council adopted a 'local list' of validation requirements in June 2008. Revised best practice guidance published in March 2010 sets out new national requirements, including the type of form to be completed, the appropriate fee, statements and drawings which must be submitted with each application.
- 1.2 The new guidance also asks local authorities to review and update their established local validation requirements, and to show how these respond to local circumstances and adopted Local Plan policies.
- 1.3 Accordingly, Officers have reviewed and updated the 'local list', and have provided a summary list which sets out the policy driver for each requirement.

- 1.4 The revised local list and summary list for East Herts is attached to this report as **Essential Reference Paper 'B'**.
- 1.5 The Council is required to formally consult on its revised 'local list' prior to its adoption. Members are therefore asked to approve the attached list for consultation purposes. Thereafter, the Head of Planning and Building Control will prepare a formal consultation document, carry out a six week consultation exercise, and report the responses back to the committee, together with any resulting changes proposed, prior to its adoption.
- 1.6 On adoption, the local list will be used to validate applications. If an applicant submits an application that is not in accordance with both the national and local lists, the authority will be entitled to declare the application invalid, and so decline to determine it.

2.0 Implications/Consultations

- 2.1 Information on any corporate issues and consultation associated with this report can be found within **Essential Reference Paper 'A'**.

Background Papers

The Town and Country Planning Act 1990 (as amended).

Planning White Paper 'Planning for a sustainable future'.

Guidance on information requirements and validation, March 2010.

The Town and Country Planning (Development Management Procedure) (England) Order 2010.

Contact Member: Malcolm Alexander - Executive Member for Community Safety and Protection.

Contact Officer: Kevin Steptoe - Head of Planning and Building Control, Extn: 1407.

Report Author: Paul Burt - Development Control Business Manager, Extn: 1553.

ESSENTIAL REFERENCE PAPER 'A'

<p>Contribution to the Council's Corporate Priorities/ Objectives <i>(delete as appropriate):</i></p>	<p>Fit for purpose, services fit for you <i>Deliver customer focused services by maintaining and developing a well managed and publicly accountable organisation.</i></p> <p>Pride in East Herts <i>Improving standards of the built neighbourhood and environmental management in our towns and villages.</i></p> <p>Caring about what's built and where <i>Care for and improve our natural and built environment</i></p> <p>Shaping now, shaping the future <i>Safeguard and enhance our unique mix of rural and urban communities, ensuring sustainable, economic and social opportunities including the continuation of effective development control and other measures.</i></p>
<p>Consultation:</p>	<p>Each local authority is required to consult on their local list. It is intended to commence consultation with relevant stakeholders as soon as possible following the committee resolution, and this will be for a six week period.</p> <p>A subsequent report, setting out a review of the consultation responses, and any proposed changes to the local list, will be brought back to committee prior to the adoption of the list.</p>
<p>Legal:</p>	<p>None</p>
<p>Financial:</p>	<p>The implementation of these new regulations will be carried out with existing resources.</p>
<p>Human Resource:</p>	<p>None</p>
<p>Risk Management:</p>	<p>Failure to introduce a revised 'local list' will result in a less efficient and effective Development Control service. The list is considered essential to assist in making quality decisions and ensure speedy processing of planning applications. They will ensure that applications contain sufficient and relevant information to adequately assess all of the impacts of a particular proposal.</p>