

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING & DEVELOPMENT COMMITTEE

Agenda Item No. 10

meeting date: THURSDAY, 30 NOVEMBER 2017
 title: MINOR CHANGES TO THE DEVELOPMENT MANAGEMENT PROTOCOL
 submitted by: JOHN HEAP, DIRECTOR OF COMMUNITY SERVICES
 principal author: JOHN MACHOLC, HEAD OF PLANNING SERVICES

1 PURPOSE

1.1 To advise members of minor changes to the development management protocol in relation to the section on pre application advice.

1.2 Relevance to the Council's ambitions and priorities:

- Community Objectives - } To be a well-managed Council, providing efficient services and to ensure the authority provides Council
- Corporate Priorities - } Tax payers with value for money within the current
- Other Considerations - } financial constraints.

2 BACKGROUND

2.1 The Development Management Protocol has been operating since November 2005 and has been the subject of various modifications, the most recent in September 2016 which clarified issues regarding consultation procedures and progress reports on applications. The changes suggested in this report relate to Pre application advice and to emphasise that the Council will not normally engage in major discussion and work with the applicant where there has been no submission of formal pre application.

2.2 The minor changes to the document relate to the following:

Section 1.2.1 now reads:

1.2.1 The key to making a speedy decision is getting it right first time. Discussing a development proposal before the submission of the planning application is often essential to achieving this. Pre-application discussions are encouraged and the Council operates a charging system with a dedicated part time pre application advice officer. The pre application process and can sift out schemes which can be clearly unacceptable which save both time and money to all parties. The applicant should be advised that in situations when a planning application has been submitted without the use of the pre application service that the Council would be unlikely to engage in significant work to overcome problems and issues that may warrant a recommendation of refusal of any development proposal.

2.3 This section has been altered to emphasise the importance and benefits to developers of the importance of pre application advice and that officers will may not normally engage in significant discussion during the application process when the pre application service has not been used.

3 ISSUES

3.1 I do not consider the changes have any significant impact on the resources of the Department and will further emphasise the importance of Pre application advice as highlighted in Paragraphs 188 to 190 of the NPPF.

4 RISK ASSESSMENT

4.1 The approval of this report may have the following implications:

- Resources – The changes to development management protocol would result in time and resource efficiencies.
- Technical, Environmental and Legal –The changes do not have any implications of this nature
- Political – None.
- Reputation – As the measures would result in an overall improvement to the Planning Service it would enhance its reputation.
- Equality & Diversity – No implications identified.

5 CONCLUSION

The changes highlight the importance of pre application advice and would hopefully encourage developers to engage in the service to improve the efficiency and effectiveness of the planning application system for all parties.

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For further information please ask for John Macholc, extension 4502.

BACKGROUND PAPERS

DM Protocol