

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING & DEVELOPMENT COMMITTEE

Agenda Item No. 8

meeting date: 8 MARCH 2018
title: CALL IN PROCEDURES
submitted by: DIRECTOR OF COMMUNITY SERVICES
principal author: JOHN MACHOLC, HEAD OF PLANNING SERVICES

1 PURPOSE

- 1.1 To remind Committee of the arrangements associated with the Call In procedure in relation to planning applications and give details of the use of the call in procedures and give an opportunity to discuss various issues.
- 1.2 Relevance to the Council's ambitions and priorities
 - Community Objectives - To ensure the Council is a well managed and efficient authority.
 - Corporate Priorities - To ensure the Council is a well managed and efficient authority.
 - Other Considerations – To ensure the Council is a well managed and efficient authority.

2 BACKGROUND

- 2.1 The procedure was first introduced as part of the revised Delegation scheme in 2009 and gave the opportunity for Members to ask for a planning application to be determined by the Planning and Development Committee rather than as a delegated decision made by the appropriate Director.
- 2.2 The original scheme allowed the Ward member to request a call in that was subject to formal ratification of the Chair of Planning or Vice Chair in their absence. It is now the case that the ward member can request without such ratification.
- 2.3 The call in must be made on the appropriate with a reason highlighted and received by the Planning Service within 14 days of the application first published on the weekly list of planning applications. A blank form is appended to this report

3 ISSUES

- 3.1 Since its introduction there have been approximately 50 requests which equates to an average of around 6 per year. Although in most cases a call in may delay the decision by around 4 weeks as the requirement is to request a call in within 14 days I do not consider that given the numbers, there is either a significant harm to the applicant or the Council in its determination rate.
- 3.2 The appendix attached to this report gives a breakdown of "call ins" according to application type. It is interesting to note that as a percentage in relation to applications received there is a high percentage of Listed Building applications called in by members.

It is also surprising to see a high number of requests for household applications called in as these should rarely meet a criteria such as significant public interest.

3.3 The appendix to this report also gives details of “call ins” by Parish as well as information on details of the level of objections received when an application has been called in on the premise that it is of public interest. It is clear that in most cases applications described as high public interest do not generate a high response rate but I accept that this in itself does not necessary mean it is not of public interest.

3.4 As part of the study I have examined how other LPA’s operate a call in procedure. Some of the differences include:

- Some extend call ins to non-ward Members
- Some accept emails/ letters and do not have a form.
- Range of dates from 10 to 21 working days of appearing on weekly list or notification.
- Many do not accept requests when an application has been withdrawn.
- Some require agreement of Chair and Head of Service
- One LPA allows applicants to request, needs 3 Councillors to agree identifying reason and then subject to agreement of relevant Director/Head of Service

3.5 In examining call in requests it is clear that some Planning Agents are more active in requesting Councillors to call in applications and in some instances even suggest reasons. This is clearly wrong and puts undue pressure on Councillors and devalues the purpose of the call in arrangements. To prevent this from happening consideration could be given to reject “call ins” if an agent or applicant has approached the Councillor direct on the matter.

4 RISK ASSESSMENT

4.1 The approval of this report may have the following implications

- Resources – No impact on existing resources
- Technical, Environmental and Legal – No direct implications
- Political – No direct implications
- Reputation – No direct implications .
- Equality & Diversity – No issues identified in relation to this report

5 RECOMMENDED THAT COMMITTEE

- 5.1 That the Head of Planning in consultation with the Chair and Vice Chair of Planning and Development Committee continue to review the “call in” arrangements and if necessary report back to Committee with suggested changes.

JOHN MACHOLC
HEAD OF PLANNING SERVICES

JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES

BACKGROUND PAPERS

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

WARD MEMBER REQUEST FORM

FOR COMMITTEE TO CONSIDER PLANNING APPLICATION

Applications can only be called in within 14 days of the application being published on the weekly list of planning applications.

URGENT

RIBBLE VALLEY BOROUGH COUNCIL

COMMUNITY DEPARTMENT – PLANNING

Application No	Weekly List Date
Development Address	Brief Description eg New extension
Reason for call-in	Comments on reason (where applicable)
Significant because of scale	
Significant due to impact on area	
High level of public interest	
Significant departure from policy	
Any other information/comments	

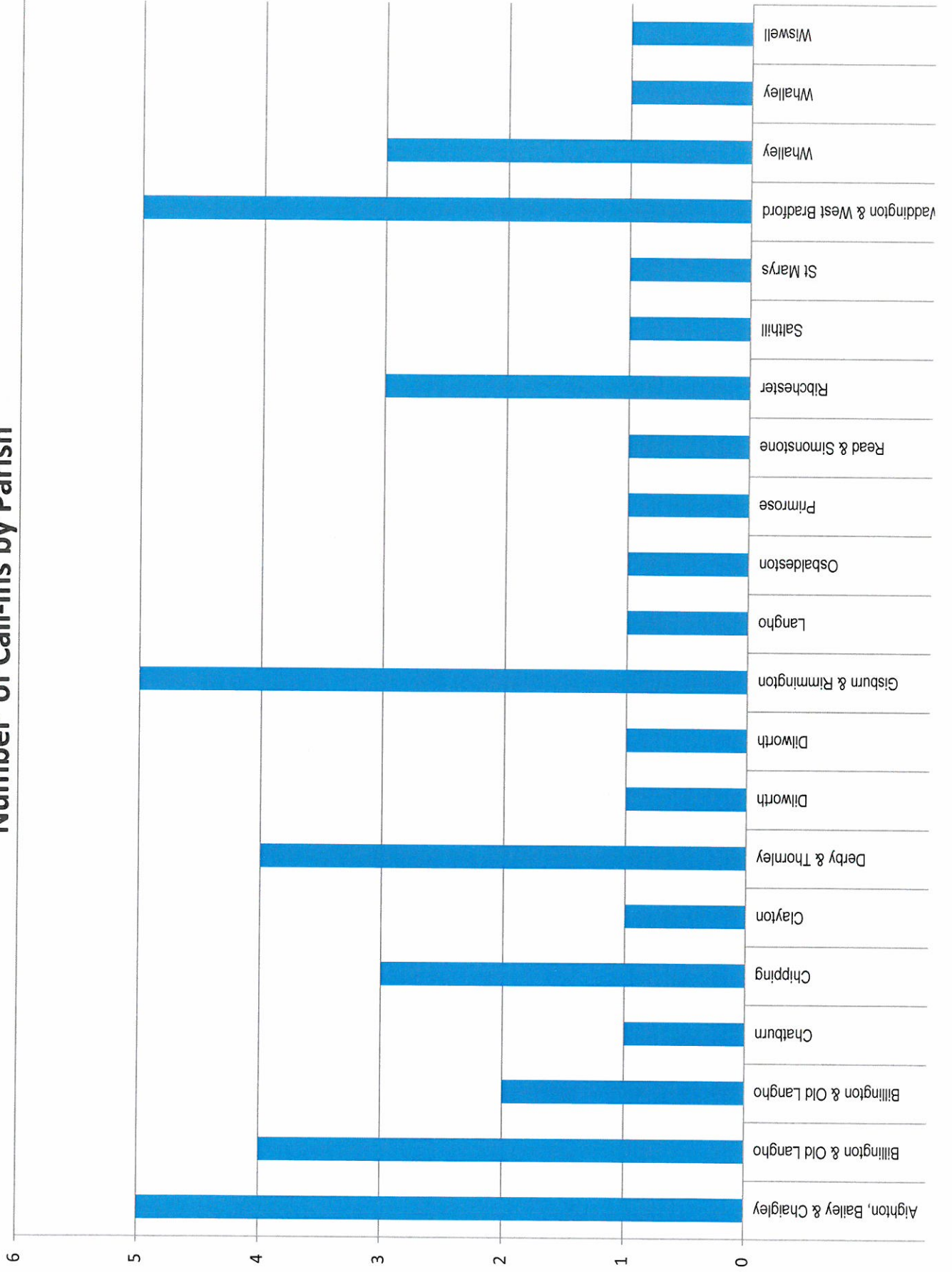
Ward.....

Members Name.....

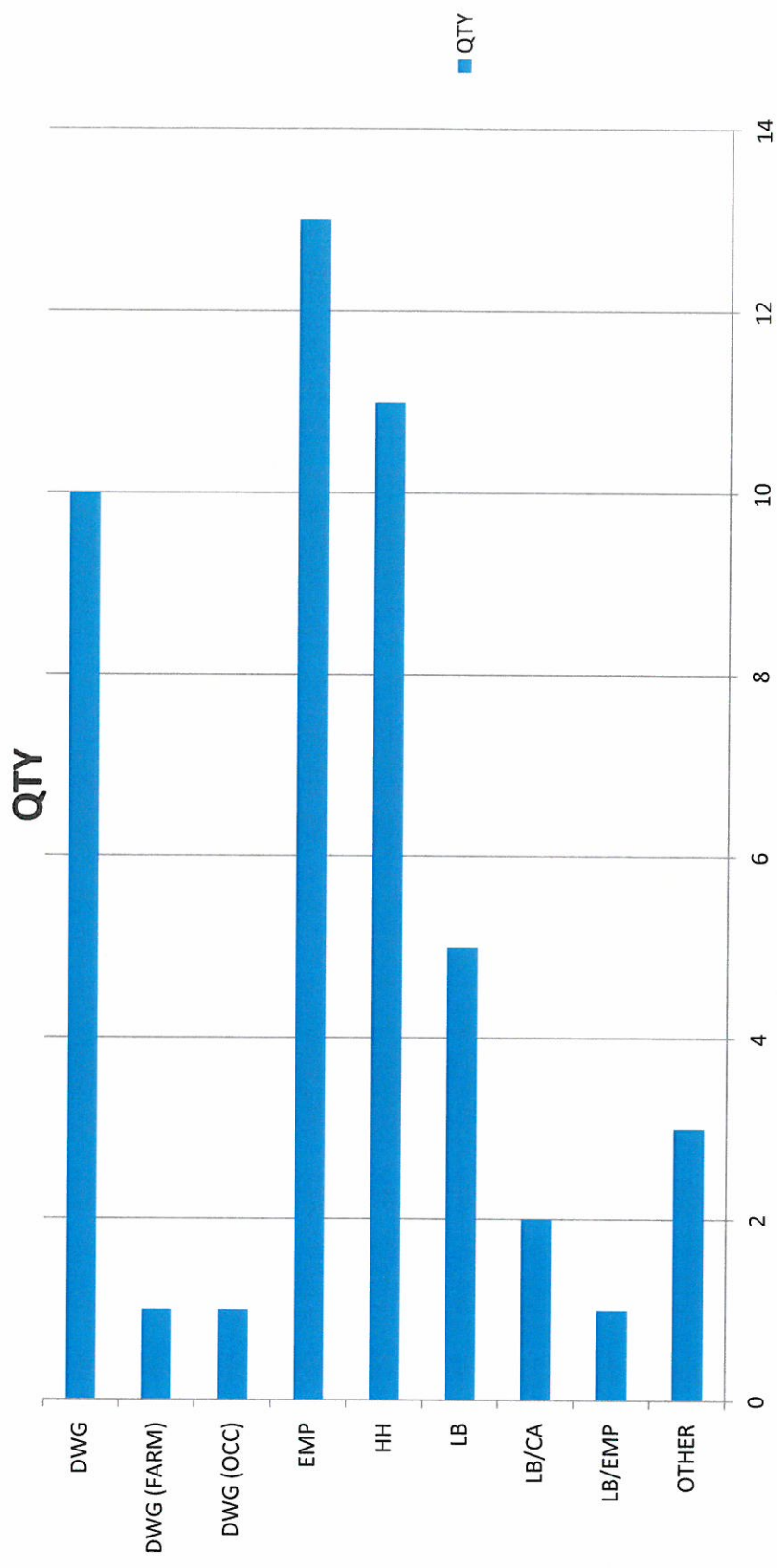
Signed.....

Date

Number of Call-Ins by Parish



Call ins according to application types



Applications called in due to public interest

