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KINGS LANGLEY PARISH COUNCIL

Planning Applications Guide

Introduction

These notes have been written to give a basic explanation of the procedure used in determining Planning Applications, and the Parish Council's role in it.

Development Control

The determination of Planning Applications is a “quasi-judicial” (legal) process, which is strictly apolitical.

The Planning Authority's, Dacorum Borough Council's, elected members and officers must have established legal, planning grounds for their opinions and decisions.

Typically, planning applications are determined in 6-8 weeks.

On receiving an application, DBC appoints a specialist employee as the “Case Officer”.

The case officer should consult relevant “statutory consultees”, e.g. Herts Highways, local bodies, e.g. the Parish Council, and neighbours, giving 3 weeks for replies.

So, the Parish Council is being asked what it thinks about Planning Applications. It does not have the authority, and is not being asked, to determine Applications, and, to be heard, it must use valid planning arguments to justify its opinions.

According to the Planning System and the way the Borough Council operates, each application is determined in its own right, and the following criteria are:

Relevant	Irrelevant
<ul style="list-style-type: none"> design / appearance (exceptional impact) layout, density (higher densities now OK) landscape impact (exceptional impact) privacy (exceptional loss) daylight / sunlight (exceptional loss) local economy (development needed) parking provision (very very very weak / have to use in conjunction with density) exceptional personal circumstances (objections only & extremely rare) access, traffic, highways parking (dependent on advice from Herts Highways) noise, smell (dependent on advice from DBC Environmental Health) 	<ul style="list-style-type: none"> plans inaccurate (you need to be relevant re both plans & reality) consultation outstanding (decision can be delegated) proximity loss of view local economy (development not needed) land ownership restrictive covenants the applicant the number of people for or against (i.e. petitions are irrelevant) plans have been amended precedence future plans for neighbouring land impact on neighbouring property values local economy (competition)

If you have a view(s) on a planning application, you need to write to DBC to support or oppose the application, making sure you explain why and use the above relevant criteria.

If you wish to lobby the Parish Council for support, please courtesy copy us and/or attend our meeting and speak to us when we discuss the application. We discuss planning applications on the first, third and fifth Tuesday evening of each month. If you ask, the Clerk will inform you when the application is to be discussed.

What Happens Next

The case officer should take into account Government guidance, Local Plan policies, and relevant comments in forming a view on whether permission should be granted or refused.

If the case officer believes permission should be granted, (or there are insufficient planning grounds to refuse permission), and there are no objections from statutory consultees, DBC planning officers have delegated authority to grant permission.

Similarly, if the case officer believes permission should be refused, and there are no supporting submissions, planning officers have delegated authority to refuse permission.

However, if there is a conflict between the case officer and consultees or the Parish Council, the case officer will write a report, including a recommendation, and refer the application to DBC's Development Control committee at Civic Centre.

This committee is made up of fourteen Borough councillors and meets every three weeks on Thursday evenings. The committee's agendas are produced only the week before their meetings, so the Parish Council cannot have the time to keep you posted / you'll have to communicate directly with the planning department at DBC.

If there are many people involved, it would simplify things to organise a spokesperson.

When the DBC committee considers each application, a single supporter or objector can have three minutes to address the committee, or more than one supporter or objector can have a total of five minutes to address the committee.

To address the committee in this way, one needs to register to speak, by telephoning DBC's Committee Services on 01442 228221 by 12 noon on the day before.

The committee has to be extraordinarily strict about the time-keeping, so it is a good idea to practice one's speech in advance.

Also, if one is presenting a case contrary to the case officer's recommendation, one needs to concentrate strongly on giving the committee the legal grounds and evidence to overturn the recommendation, and on leaving out all irrelevancies.