

# The Development Management Process

Local Area Planning Manager



# What does the planning system do?

- “Change is our norm”
- Certainty for future generations
- Decision making in the public interest – plans, policies, management and enforcement

# Development Management and Enforcement

- Development Plan and Policy
- Enforcement - The approach to unauthorised development
- Development Management - the process of deciding whether to grant or refuse permission; a positive approach
- Material considerations

# What is development?

- Operational Development
- Change of Use
- Development that does not require express planning permission
  - Permitted Development
  - Use Classes Order
  - Minor amendments
- Immunity from enforcement action

# Key Facts

- Application Types (Outline/Full/Reserved Matters)
- Application numbers – live cases and officer caseloads
- Decisions
  - approvals and refusals
  - conditional approvals; reasons for refusal
- Appeals and “challenges”
  - Appeal numbers and outcomes
  - Judicial reviews and ombudsman complaints

# Key Decision Making Stages

- Pre-application
- Publicity and Consultation; information for Councillors
- Development Control Officer Report
- Recommendation and Decision

# Application Processing and Council Consultation

- Streamlined application types and outcomes;
- Committee/Council consultations and deferrals;
- Time management/preparation

# Special Procedures

- Major planning applications (Article 31)
- Listed Buildings and Conservation Areas
- Demolition
- Consent to display advertisements
- Environmental Assessment