

PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE	AGENDA ITEM No. 7
6 JULY 2010	PUBLIC REPORT

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REVISIONS TO THE LOCAL VALIDATION LIST – FOR INFORMATION

RECOMMENDATIONS	
FROM : Head of Planning Services	Deadline date : N/A
It is recommended that the Committee notes and comments on the Local Validation List prior to its submission for public consultation.	

1. PURPOSE AND REASON FOR REPORT

1.1 The purpose of this report is to inform the Committee of draft revisions to the local validation list prior to the changes being issued for public consultation.

2. BACKGROUND

2.1 The revisions to the local validation list are attached at Appendix 1. Several years ago, the Government introduced a single planning application form (1App as it is commonly known) and a standard (validation) list of what information had to be submitted with an application (if any information required by the list is not provide by an applicant then the Council can refuse to process the application). This was done because up until then, each Council was designing its own form with different requirements to be satisfied by applicants. This was making it difficult for applicants to submit applications in different parts of the country with the confidence that the Council would accept and start to process the application. In order to ensure that Councils were able to reflect local circumstances, the Government allowed Councils to amend the standard list (to make it a local validation list) with the recommendation that any such revisions be the subject of public consultation.

2.2 At the time the Planning Service at Peterborough City Council took the opportunity to produce such a local validation list but over time there have been changes in planning policy and gaps have been identified in the existing list. It is proposed to deal with these through a revision of the local validation list.

2.3 The main changes are as follows:

- a) Para 10 - It is now made clear when neighbouring buildings have to be shown in addition to the proposed development.
- b) Part 16 – Barn conversion proposals must make clear how much of the structure has to be rebuilt. This is because normally barn conversions should be based on a sound structure and not one that has to be comprehensively rebuilt
- c) Part 21 – It is considered that the day light / shadowing implications can be readily assessed by the planning case officer and that the applicant does not need to supply this information
- d) Part 22 - Draft Section 106 / Unilateral agreements etc will be required on receipt of the application. This will encourage applicants to get pre-application advice and help us determine applications in a timely way
- e) Part 32 - As there are not the resources available to assess and monitor compliance with waste management plans coupled with the fact that there are controls under other

legislation dealing with the recycling of building waste, the requirement for the submission of such plans should be deleted.

- f) Part 35 – Revisions required to keep pace with plan policy and new national advice on the sequential testing of retail development.

2.4 The consultation on the revisions shall be undertaken in accordance with the adopted statement of community involvement and will include an email shot to agents and developers operating in the area receiving, a news item on our web site and a press release.

2.5 The revisions have been audited and there is no adverse impact on matters relating to equality or diversity.

3. ANTICIPATED OUTCOMES

3.1 The revisions will mean that more planning applications will be supported by the right information and that we will be able to deal with applications more quickly as a result.

4. ALTERNATIVE OPTIONS CONSIDERED

4.1 The alternative is to not make any revisions. This will mean that some applications will not be submitted with the right information and that they will be slower to process as a result.

5. FINANCIAL IMPLICATIONS

5.1 The cost of the consultation can be met with existing resources.

6. LEGAL IMPLICATIONS

6.1 Government advises that changes to schemes of validation should be the subject of public consultation.

7. BACKGROUND DOCUMENTS

Used to prepare this report, in accordance with the Local Government (Access to Information) Act 1985)

7.1 The existing scheme of validation.