

# AGENDA ITEM 5.2

## DEVELOPMENT COMMITTEE

28<sup>th</sup> JULY 2011

### REPORT OF THE APPLICATION AND ADVICE MANAGER

#### REVISED REQUIREMENTS FOR THE VALIDATION OF PLANNING APPLICATIONS

#### 1. PURPOSE OF THE REPORT

- 1.1 To seek approval for the adoption of the revisions to local requirements for validating planning applications

#### 2. RECOMMENDATION

- 2.1 **That approval is given to adopt the revised local requirements for validating planning applications.**

#### 3. BACKGROUND

- 3.1 In 2008 the standard '1APP' form and validation requirements was introduced and this Council, working with other local authorities, adopted a local list of requirements. In March 2010 the government issued revised guidance on information requirements and validation. This stated that where local authorities wish to maintain their own distinct 'local list' (in addition to the 'national list') of information, this should be reviewed, consulted upon and adopted. Therefore this revised document has been published to take account of these requirements, as well as other changes in national, regional and local planning policy as applicable to Leicestershire and Rutland.
- 3.2 With this in mind, the group of Leicestershire and Rutland Planning Authorities which adopted the initial list has sought through this document to set down a consistent and proportionate approach to the information that is required for all different types of applications. This will be kept under review to ensure that it is meeting its objectives. In setting out these requirements, we are seeking to minimise the number of applications which have to be returned as invalid due to insufficient information or being wrongly completed.
- 3.3 This revised document takes full account of the Department of Communities and Local Government document 'Guidance on Information Requirements and Validation' and the key principles Necessity, Precision, Proportionality, Fitness for Purpose and Assistance have been carefully considered. The proposed revisions to the list basically simplify the local requirements. It includes items that have been taken out of the national requirements but removes items that are required by the 1APP form or items that can not be taken into account in determining the application. Items where the probability the information is so limited in its usefulness is very high have also been removed because of the implications it may have in the majority of cases of holding up development unnecessarily. This does not prevent the authority from requesting information not in the list in order to assess the application fully or from refusing permission on the basis of a lack of evidence.
- 3.4 A report to Committee on the 17<sup>th</sup> March 2011 sought approval from Committee to '**commence consultation before the end of April 2011**' and it was a requirement to consult for a minimum of 8 weeks. Members approved the consultation process and it was agreed that following the consultation exercise, the findings and recommendations will be reported back to the Development Committee. This consultation process has now been completed.

#### **4. CONSULTATION PROCESS**

- 4.1 Consultation on the amendments to the local requirements took place with appropriate stakeholders, principally statutory and other consultees and regular users of the Development Control service (eg regular agents) over an eight week period.
- 4.2 The consultation exercise took place for the whole of the Leicestershire and Rutland Planning Authorities and as a result there were 13 comments made on the PAR out of a total of just under 1500 consultations sent and adverts in the local press. A copy of the responses received are attached as an appendix.
- 4.3 The results of the consultation exercise demonstrate that there is an overall support for the revision to the local requirements.

#### **5. OUTCOME**

- 5.1 Having undertaken the required statutory consultation on the revisions to the local requirements and implemented changes based on the consultation, the group of Leicestershire and Rutland Planning Authorities are satisfied with the final version and each authority is required to adopt the revised lists.
- 5.2 It is intended that, after Committee authorisation, the local requirements are adopted and published on the Council's website.

#### Background Papers:

Guidance on information requirements and validation, March2010  
Department for Communities and Local Government

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