

SPEAKING AT DEVELOPMENT CONTROL COMMITTEE

This note explains the arrangements for addressing the Development Control Committee when a planning application is being decided.

Development Control Committee

The Committee normally meets on a 4 weekly cycle. Meetings are held on Mondays commencing 1.30pm. Please note that the venue has changed to;

Town Hall, Market Street, Chapel-en-le-Frith, High Peak, SK23 0HP

The meeting can last several hours if the agenda is lengthy.

Who can speak?

- You can speak if you are an applicant or if you write to the Council objecting to or supporting an application.
- Speaking at Committee is normally limited to one speaker objecting and one speaker in support of the application.
- Where there is more than one objector or supporter you are asked to agree a spokesperson and inform the clerk who that is.
- Applicants who have not already registered to speak will be informed of a request to speak by an objector(s) so that they have the chance to reply.

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How long can I speak for?

- Speakers at Committee are allowed a maximum of 3 minutes each. This is strictly controlled and after 3 minutes you will be asked to stop speaking.

What can I speak about?

It will help to think about what you want to say before the meeting to make the most of your time.

It is important to understand that planning law starts from the premise that a planning application should be approved unless there is good reason why not.

Good reasons why not are outlined in Planning Guidance Notes, Government Circulars and the Structure and Local Plan Policies. Government guidance can be found at www.communities.gov.uk. The Local Plan and Structure Plan are available at Council Offices and local libraries.

The Committee can only consider 'material considerations' when deciding planning applications. These include things such as design, siting, overlooking, parking provision, highway safety, loss of trees, nuisance from noise, smells, etc. Important factors to consider are Structure and Local Plan policies, Government Circulars and Guidance Notes.

Matters which cannot be considered include loss of views, loss of value of property, trade competition, private rights of way, legal disputes, etc. Objections can't be used as a reason for refusing a planning application unless they are based on sound planning reasons. Public speaking should not be used to negotiate concessions or revisions to plans. Any such changes should be notified in writing in advance of the meeting.

Arrangements at the meeting

- Please report to the Committee Clerk at least 15 minutes prior to the start of the meeting. You will then be escorted to a seat to await your turn to speak.
- Applications will generally be dealt with in order of complexity.
- Applications with registered speakers may be considered at the start of the meeting. However if there are a number of notified speakers you may still have to wait some time for your turn to speak

- The Chair will announce the order of business at the start of the meeting and then introduce each case in turn. Speakers will be called forward to speak at the appropriate time.
- When called you are able to speak for a maximum of 3 minutes. You are not allowed to ask questions or join in the debate after your presentation. Nor can an objector ask questions of the applicant and vice versa. However officers and members may ask you questions to clarify what you have said.
NB Public speaking is not a negotiating session where revisions to plans can be debated.
- When all the speakers have addressed the Committee on a particular application the Committee will then debate the issues and make a decision.

Feedback

The Council wants to find out if the public speaking arrangements are satisfactory. A Questionnaire for speakers to complete will be available at the meeting. Please let us have your comments.

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