



Killearn Community Council Meeting

15 January 2025

PLANNING & BUILDING STANDARDS TEAM



Development Plans & Policy

- Local Development Plan
- Conservation / Archaeology
- Urban Design
- Tree Officer / Technicians



Development Management

- Team Leader
- Senior Planners
- Planners
- Graduate Planners
- Enforcement Officers



Building Standards

- Team Leader
- Senior Surveyors
- Surveyors
- Inspectors



Gateway Team

- 5 support staff

PLANNING

The purpose of Planning is to manage the development and use of land in the long term public interest.

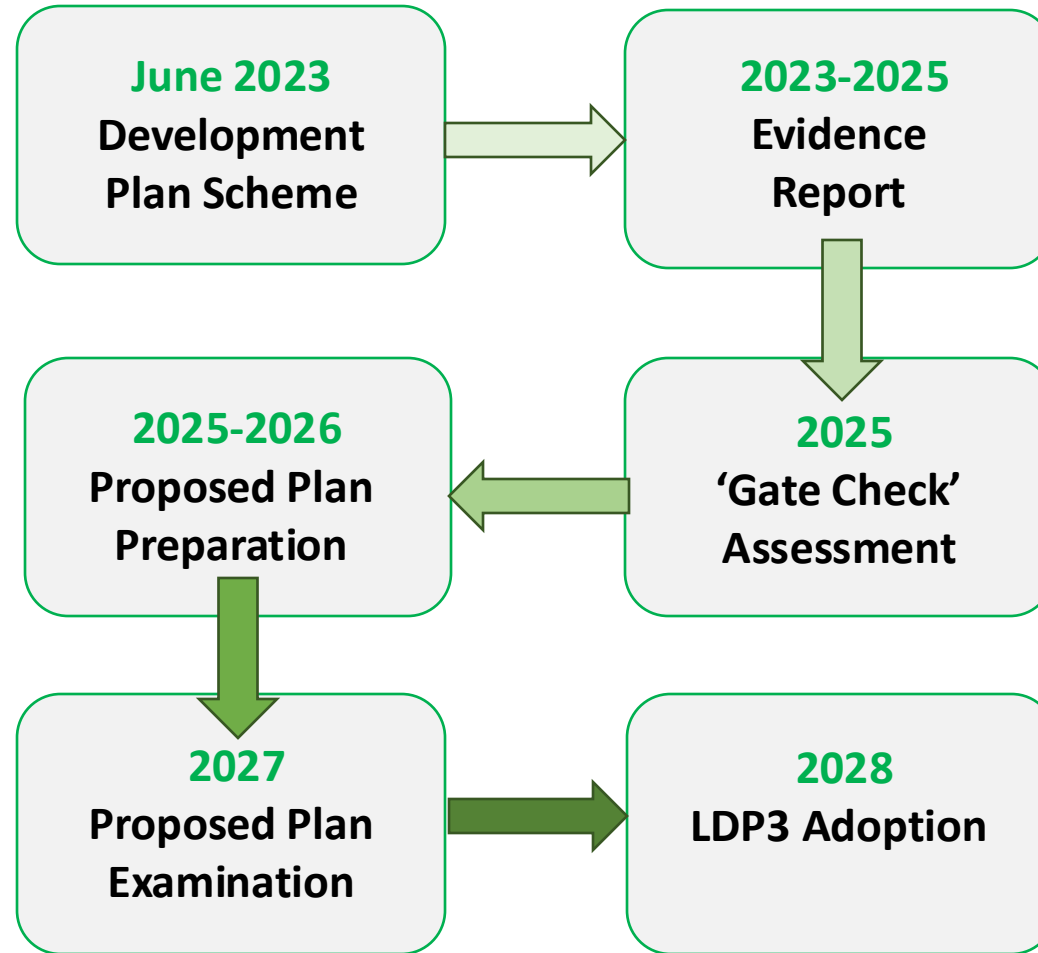
It aims to enhance the places where we live, work and visit, and deliver positive outcomes for the climate and nature.



Our New Statutory Development Plan...

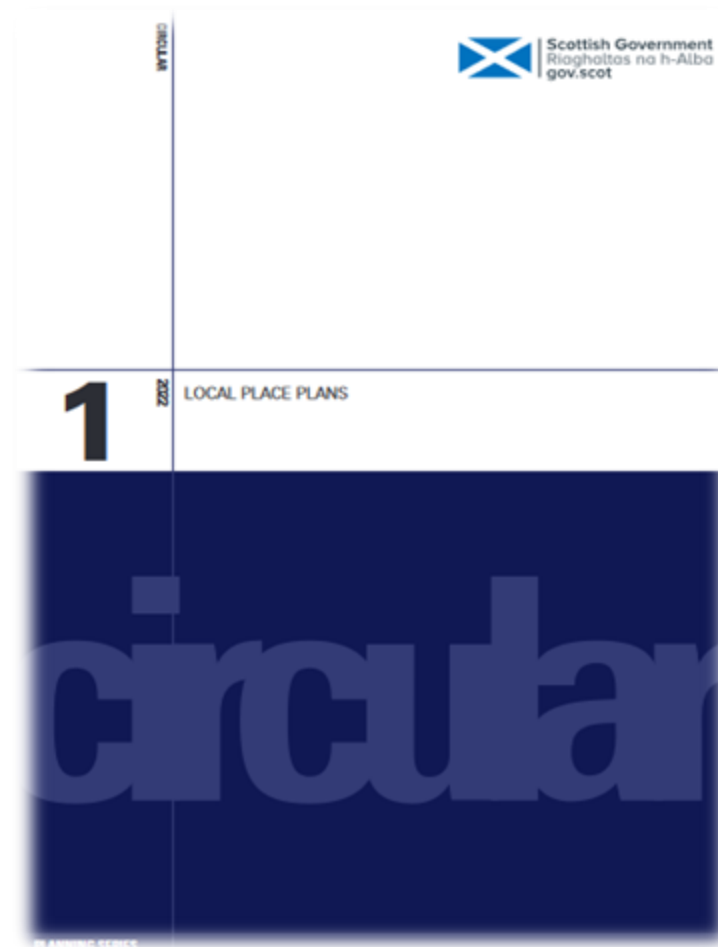


Local Development Plan 3 Programme...



Planning circular 1/2022: Local Place Plans

- Guidance to **community bodies and planning authorities**
- Further guidance / best practice





Local Place Plans

A Local Place Plan must :

- **be prepared by a Community Body / Community Council;**
- **be a proposal as to the development or use of land;**
- **Set out why it considers that the Local Development Plan should be amended, and**
- **fulfil the legal requirements set out in the amended 1997 Planning Act and the 2021 Local Place Plans Regulations.**

Local place plans

Resource hub

[Introduction and background](#)

[Preparation stages](#)

[Registration and validation](#)

[Available assistance](#)

[Guidance, links and data](#)

[Questions and answers](#)

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Planning Applications

- Listed Building, advertisements, etc



Enforcement of Planning Control

- Enforcement Charter



Community Councils

Community Councils have a statutory right to be consulted on local Planning applications and are encouraged to focus consideration on applications that raise genuine wider community interest.

Applications for Planning Permission are published weekly in the Planning Schedule and sent to the relevant Community Council. Community Councils can make a comment on any Planning application that raises community interest. Your comment will then be handled as a consultation response.

Planning applications are decided on the basis of the Local Development Plan unless there are good relevant Planning considerations not to do so. What is and is not a relevant Planning consideration is defined legally. Sometimes genuine concerns are not matters that planning can take into account.



Primacy of the Development Plan

Legal requirement to determine planning applications in accordance with the plan unless material considerations indicate otherwise



Planning Decisions

Judgement based decision making

Transparency - demonstrate why a decision has been taken

Correct regulations and procedures

Grey areas

Importance of case law

Planning Decisions

Delegated to officer Planning & Regulatory Panel

1,000 planning applications per year

Delegation (90%)

Major applications (about 6 per year)

Non-householder local applications

5 objections

Member referral/marker within 25 days



Questions