

Great Linford Parish Council

Great Locality - Proud Community

The Whys and Wherefores of Planning Applications

If you want to know what planning applications have been made to MK Council, or want to see how they are progressing, you can do so by clicking on the web links listed under *Quick Clicks* at the bottom of this document. They will take you to a list of all applications, the decisions taken, and any appeals being lodged. However, a more general guide to the planning system is given below.

WHY ARE PLANNING REGULATIONS REQUIRED?

The purpose of the planning system is to regulate the development and use of land in the public interest. This is achieved by requiring that all proposed development (with a few exceptions) must have planning permission before any work commences. Applications for planning permission are only refused if the proposed development would cause harm to the public interest. Planning Permission is required for most new developments including: -

- The erection of new buildings or structures
- Extending or changing the use of a building or piece of land

Some minor alterations such as new windows, small extensions and outbuildings can be erected without planning permission; these are often referred to as 'Permitted Development Rights'.

SHOULD I BE TOLD ABOUT PLANNING APPLICATIONS?

Local residents must be told about planning applications, and they must be advertised to give people (known as 'third parties') the opportunity to give their views for or against them. See the leaflet "Your Chance to Comment" at : <http://www.miltonkeynes.gov.uk/development-control/displayarticle.asp?DocID=6214&ArchiveNumber=>

An application will also be the subject of discussions both inside and outside the Council. For example other Council departments may be asked to comment on matters such as roads, design, conservation, drainage, noise, trees and landscaping.

Details of all application are sent to the relevant Parish/Town Councils who can make representations and detailed comments about applications affecting their Parish/Town.

In certain cases the Council also advertise applications in the local newspaper, and will appear on the Council's Planning Weekly Lists, which are available for inspection by any interested member of the public and will be published on the web site weekly at: -

<http://www.mkweb.co.uk/development%2Dcontrol/DisplayArticle.asp?ID=14120>

HOW ARE PLANNING DECISIONS MADE?

The Council is required to deal with most applications within eight weeks unless the applicant agrees to a longer period. Applicants sometimes discuss proposals with the Council's Planning Officers. This can result in proposals being changed to make them more acceptable. Unacceptable proposals are often not pursued because of pre-application advice. About 85 per cent of the planning applications submitted to the Council are approved.

Unless the application is very major or very controversial the decision will normally be made by Officers under delegated powers from Councillors, although applications may be referred to Committee by a Councillor. Approximately 90% of applications received are dealt with by Officers. Only the very major or very controversial applications are referred to the Development Control Committee (however, any local Councillor may request that an application is decided by the committee). Approximately 10% of applications received are dealt with by the Committee. The Committee is formed by 8 Local Councillors who meet once a month to make decisions on applications. The Councillor's on the Development Control Committee are to be found at <http://www.miltonkeynes.gov.uk/development-control/displayarticle.asp?DocID=6214&ArchiveNumber=>

HOW CAN I HAVE MY SAY?

Members of the public are welcome to attend the Development Control committee meetings and may make representation about matters affecting them. You may not speak in favour of a planning application, if you wish to speak against a planning application; you must make this request in writing to the Head of Democratic Services 2 days before the meeting at which the application is to be considered. Any affected parties, will be contacted and asked if they wish to exercise a right of reply at the meeting.

At the meeting, you will have 4 minutes to make your statement to the Committee, after which the applicant may exercise a right of reply. When the Committee has heard all representations, it will consider the planning application which will be preceded by an officer report. The Committee will then make its decision based upon all the evidence it has heard. For more information read the leaflet "Having your say at Development Control Meetings" at; - http://www.mkweb.co.uk/development-control/documents/Dev_Control.pdf

Quick clicks to all planning issues:

For a weekly list of *all planning applications* made to MK Council from June 2003 to date, click on:

<http://www.miltonkeynes.gov.uk/development-control/DisplayArticle.asp?ID=14120>

For a weekly list of *every decision* made by MK Development Control Committee from October 2003 to date, click on:

<http://www.miltonkeynes.gov.uk/development-control/DisplayArticle.asp?ID=21863>

For a list of *every appeal* to by MKC against refusal of planning permission, click on:

<http://www.miltonkeynes.gov.uk/development-control/displayarticle.asp?DocID=8871&ArchiveNumber=>

For *more information* about Development Control Committee meetings and agenda items, click on:

<http://cmis.milton-keynes.gov.uk/CmisWebPublic/CommitteeDetails.aspx?committeeID=2113>