

# REPORT FOR: **PLANNING COMMITTEE**

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| <b>Date of Meeting:</b>     | 10 July 2013  |
| <b>Subject:</b>             | Outcome of Consultation on Validation Requirements  |
| <b>Responsible Officer:</b> | Stephen Kelly - Divisional Director<br>Planning   |
| <b>Exempt:</b>              | No  |
| <b>Enclosures:</b>          | Appendix 1 Report to Planning Committee<br>29 May 2013<br>Appendix 2 Harrow Planning Validation<br>Requirements Document 2013 |

## **Section 1 – Summary and Recommendations**

This report documents the outcome of the consultation on Harrow's revised Planning Validation Requirements and recommends that the Validation Requirements be adopted.

### **Recommendations:**

The Committee is requested to:

1. Delegate authority to the Divisional Director of Planning, in consultation with the Portfolio Holder for Planning and Enterprise, to adopt the Validation Requirements following expiration of the consultation period.

### **Reason: (For recommendation)**

To ensure that up-to-date Validation requirements that reflect national guidance are in place and to enable applicants to make successful planning applications, which will reduce the number of invalid applications

## **Section 2 – Report**

### **Introduction**

1. The Town and Country Planning (Development Management Procedure) (England)(Amendment No. 3) Order 2012 requires that local planning authorities operate to a local list no more 2 years old. All LPAs are required to revisit their “local” lists by 1 August 2013. Should the revised/reviewed list not be published within this period, then only the national validation requirements will apply. As the current list of local information requirements was published more than 2 years ago, it is necessary to review Harrow’s list, consult (6 week consultation period) and then publish.
2. On May 29 2013 the Planning Committee agreed the draft list of revised Local Information Requirements for consultation.
3. Consultation on the content of the document will run from 30 May 2013 to 10 July 2013, in accordance with the statutory consultation period. To date no responses have been received. Any responses received following the committee meeting will be taken into account by the Divisional Director of Planning before a decision is made on the validation requirements.

### **Options considered**

Alternative options were considered in the report to the 29 May 2013 Planning Committee, which is appended for information.

### **Implications of the Recommendation**

#### **Financial Implications**

There are no direct financial implications of the proposed changes to the local information requirements. However, the adoption of a clearer, more proportionate list of requirements would likely increase the number of applications which are valid on receipt and would have an indirect financial benefit in relation to officer time and rework. This will be factored into the MTFs as required

Any costs associated with the consultation would be met from the existing Planning Services budget. However it is not anticipated that any significant costs will arise as an on line consultation was undertaken.

## Risk Management Implications

Risk included on Directorate risk register? No

Separate risk register in place? No

The key risk associated with not adopting an updated local information list for the validation of planning applications arises from the omission of important local information that might lead to delay or unnecessary costs later in the planning application process. Moreover, the lack of information might also undermine the Council's aspirations, and corporate priority, to involve residents by making such involvement more difficult as part of the consultation process.

## Equalities implications

Officers do not consider that the proposals have any adverse impact upon persons with protected characteristics

## Corporate Priorities

The proposed revised list will help support the implementation of the following corporate priorities:

- United and involved communities: A Council that listens and leads – provision of a more proportionate service in response to feedback on current processes.
- Supporting our town centre, our local shopping centres and businesses – through reducing the burden of information requirements, for smaller scale developments and creating greater certainty in the planning validation process.

## Section 3 - Statutory Officer Clearance

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|------------------------|---|--|
| Name: Kanta Halai      |   | on behalf of the Chief Financial Officer |
| Date: 26 June 2013     | √ |  |
| Name: Abiodun Kolawole |   | on behalf of the Monitoring Officer      |
| Date: 26 June 2013     | √ |  |

## **Section 4 - Contact Details and Background Papers**

**Contact:** Beverley Kuchar Head of Development Management and Building Control Tel: 0208 7366 167

**Background Papers:**

Validation requirements (June 2013)

NB: The above background paper is available via the Council's website