
Decision Maker: **DEVELOPMENT CONTROL COMMITTEE**

Date: **Tuesday 19 April 2016**

Decision Type: Non-Urgent Non-Executive Non-Key

Title: **TECHNICAL CONSULTATIONS ON CHANGES TO THE
PLANNING SYSTEM**

Contact Officer: Tim Horsman, Planning Development Control Manager
Tel: 020 8313 4956 E-mail: tim.horsman@bromley.gov.uk

Chief Officer: Chief Planner

Ward: (All Wards);

1. Reason for report

There are two current consultations relating to changes to the planning system and the report sets out the proposed changes and the suggested response to the government

2. **RECOMMENDATION(S)**

Members agree the formal responses to the consultations as set out in the report.

Corporate Policy

1. Policy Status: Existing Policy:
 2. BBB Priority: Quality Environment Vibrant, Thriving Town Centres:
-

Financial

1. Cost of proposal: Not Applicable:
 2. Ongoing costs: Not Applicable:
 3. Budget head/performance centre: Planning
 4. Total current budget for this head: £???
 5. Source of funding: Not applicable
-

Staff

1. Number of staff (current and additional): N/A
 2. If from existing staff resources, number of staff hours: N/A
-

Legal

1. Legal Requirement: Non-Statutory - Government Guidance
 2. Call-in: Not Applicable:
-

Customer Impact

1. Estimated number of users/beneficiaries (current and projected): N/A
-

Ward Councillor Views

1. Have Ward Councillors been asked for comments? No
2. Summary of Ward Councillors comments: N/A

3. COMMENTARY

- 3.1 Two technical consultation papers have been published by the government concerning possible changes to the planning system. The main categories are set out below. The detail of changes is presented via the questions shown in full in Appendix One and Two. The Appendices One and Two also show the suggested response (if any) to the questions. It is not necessary to respond to all questions, but all questions are shown for the information of Committee Members. Links to the full documents are given at the end of this report.

1) Technical consultation on implementation of planning changes (February 2016)

- Chapter 1: Changes to planning application fees;
- Chapter 2: Enabling planning bodies to grant permission in principle for housing development on sites allocated in plans or identified on brownfield registers, and allowing small builders to apply directly for permission in principle for minor development;
- Chapter 3: Introducing a statutory register of brownfield land suitable for housing development;
- Chapter 4: Creating a small sites register to support custom build homes;
- Chapter 5: Speeding up and simplifying neighbourhood planning and giving more powers to neighbourhood forums;
- Chapter 6: Introducing criteria to inform decisions on intervention to deliver our commitment to get local plans in place;
- Chapter 7: Extending the existing designation approach to include applications for non-major development;
- Chapter 8: Testing competition in the processing of planning applications;
- Chapter 9: Information about financial benefits;
- Chapter 10: Introducing a Section 106 dispute resolution service;
- Chapter 11: Facilitating delivery of new state-funded school places, including free schools, through expanded permitted development rights; and,
- Chapter 12: Improving the performance of all statutory consultees.

2) Consultation on upward extensions in London (February 2016)

- Options to support upward extensions
- Type of premises
- Locations for upward extensions
- Height of upward extensions

- Construction
- Benefits and impact

3.2 The suggested responses to questions in each consultation are appended to this report

4. POLICY IMPLICATIONS

4.1 Some of the changes set out in the consultation could impact on the implementation of the development plan by taking certain decisions away from the Local Planning Authority (LPA).

5. FINANCIAL IMPLICATIONS

5.1 None directly from this report.

6. LEGAL IMPLICATIONS

6.1 Some of the changes could impact on the legal framework for dealing with planning matters and specifically Section 106 legal agreement dispute resolution.

7. PERSONNEL IMPLICATIONS

7.1 Proposals to test competition in the processing of planning applications could have an impact on staffing levels if carried out in Bromley

Non-Applicable Sections:	None
Background Documents: (Access via Contact Officer)	Technical consultation on implementation of planning changes (February 2016) https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/501239/Planning_consultation.pdf Consultation on upward extensions in London (February 2016) https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/501191/Consultation_on_Upward_Extensions_in_London.pdf