

YOUR PLANNING SERVICE

Planning Committee



EAST CAMBRIDGESHIRE
DISTRICT COUNCIL

The District Council is committed to extending public involvement in the planning process. As part of that process Planning Committee meetings are usually held on the first Wednesday of the month in the Council Chambers at The Grange in Ely, and generally start at 2pm. This leaflet lays out how the committee works.

How does the Planning Committee work?

The majority of applications are determined by officers under delegated powers. Only a small proportion of applications are debated by the Planning Committee, and these will usually be applications which are more controversial, or where there are significant implications that might result from the proposed development. Committee members must consider each planning application on its own individual merits, taking into account current legislation and national/local planning policy. Details of the existing committee members can be found on our website.

What issues are considered at Planning Committee?

The issues considered at Planning Committee must be relevant planning considerations and may include the following:

- National and local planning policy;
- Government planning guidance;
- Planning law and previous decisions;
- Highways safety and traffic;
- Noise, disturbances and smells;
- Residential amenity
- Design, appearance and layout;
- Impact on trees, listed buildings and conservation areas.

- The following issues are not valid planning considerations and will not be considered at committee.
- Matters covered by other laws and legislation;
- Boundaries or land disputes;
- Developer morals or motives;
- Suspected future development;
- Loss of views over other people's land;
- Effects on property values;
- Personal matters.

How can I find out when or if an application will be considered at committee?

The Planning Committee usually meets on the first Wednesday of each month starting at 2pm at The Grange, Ely, although this does not prevent an extraordinary meeting taking place if required. The agenda is published at least five working days before the meeting (Tuesday before the meeting), and copies will be available from the main reception at the Grange and at public libraries; the agenda will also be available on the Council's website, at least two working days before the date of the meeting. It is up to you to check whether the application is on the agenda.

What happens at Planning Committee?

Normally on the morning of Planning Committee, the Committee Members will visit the application sites on the agenda. Members are there to look at the site and its surroundings and may not engage with the public during the visit.

During the committee meeting, Planning Officers will present their reports to the Planning Committee. This normally consists of a short presentation outlining the main considerations, any issues and their recommendation.

After each presentation, members of the public can speak for or against the application in the following order:

- Objectors (5 minutes)
- Applicant/agent or supporters (5 minutes)
- Local Parish/Town Council (5 minutes)

Members will then debate the merits of the application, weighing up the proposal and any issues and a decision is made whether to approve or refuse an application. Each decision is made on a majority basis, with the Chairman casting the deciding vote in the event of a tie.

Can I attend Planning Committee?

Admittance to the Council Chamber is on a “first come, first served” basis, and public access will be from 30 minutes before the start time of the meeting.

If you would like to speak at Planning Committee on you must register in advance. You can do this by contacting Democratic Services on 01353 665555.

N.B. If more than one person wishes to speak for or against an application the allocated time must be split between them.

How are Parish and Town councils involved?

Parish and town councils are consulted on all planning applications and copies of planning applications are usually available to view with the local councils as well as at the District Council offices. For details of your local Parish Council Clerk please contact Customer Services on 01353 665555

The role of District Councillors...

Councillors are elected to represent you on the District Council. You may want to contact your Councillor to discuss a planning application. However he or she will not be able to commit him or herself to a decision before hearing all the evidence and debate at the relevant Planning Committee. They will need to take into account current planning law and planning guidance as well as public opinion.

Councillors also have the right to attend Planning Committee, where they have a personal and prejudicial interest, and make representations, answer questions or give evidence – as detailed above.

If you require this document in different formats (e.g. Braille, large print, audiotape/CD or other languages please contact the council's main reception or email translate@eastcambs.gov.uk

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