

## ***PLANNING, LICENSING AND REGULATORY COMMITTEE INFORMATION REPORT***

Date Written	22 March 2016
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Exempt/Non Exempt	Non Exempt
Committee Date	30 March 2016

*To: Chair, Ladies and Gentlemen*

### **Pre-Application Planning Advice**

#### **1.0 SUMMARY OF THE REPORT**

- 1.1 To advise Committee of new legislation in force in relation to Pre-application Planning Advice and subsequent revision of the guidance note and charging schedule.

#### **2.0 INTRODUCTION AND BACKGROUND**

- 2.1 Members may recall that at the Planning, Regulatory and Licensing Committee on 12<sup>th</sup> November 2014 it was resolved to approve the introduction of fees for pre-application planning advice from 2<sup>nd</sup> January 2015. Section 93 of the Local Government Act 2003 provided the power to charge for this discretionary service.

As of the 16<sup>th</sup> March 2016 The Town and Country Planning (Pre-Application Service) (Wales) Regulations 2016, require all local planning authorities in Wales to provide a statutory pre-application service. Applicants must submit a completed pre-application advice enquiry form containing information on their proposal.

- 2.2 The Town and Country Planning (Fees for Applications, Deemed Applications and Site Visits) (Wales) (Amendment) Regulations 2016 sets out the charges for the

different development categories which form part of the statutory pre-application service which are Householder, Minor development, Major development and Large major development.

Given the introduction of these new regulations it is necessary to revise the existing non-statutory *Guidance Note: Pre-Application Planning Advice and charging schedule* previously approved. The revised guidance note and charging schedule is attached as Appendix 1.

Members will note that the local planning authority proposes to offer an enhanced pre-application planning advice service to that which is required by the above regulations by offering a site or office meeting in addition to the statutory requirement to provide written advice only.

In addition to the new statutory categories (for Householder, Minors, Majors and Large majors), the existing non-statutory categories for single dwellings and advertisements are retained in order to continue to provide the service to those types of development.

### **3.0 CONCLUSION**

- 3.1 The current pre-application planning advice service has been successful and it is anticipated that the revised service, will continue to contribute to the quality of applications and the speed they are determined.