

Please also read notes overleaf

LOCAL PLANNING COMMITTEE



PRE-DETERMINATION HEARING - PROCEDURE

PRIOR TO COMMENCEMENT OF THE HEARING THE HEAD OF DEMOCRATIC SERVICES OR REPRESENTATIVE WILL SEEK CONFIRMATION THAT THE PRE-DETERMINATION HEARING PROCEDURE IS UNDERSTOOD BY THE PARTICIPANTS AND THAT NO DECISION ON THE APPLICATION WILL BE MADE TODAY. THE APPLICATION WILL BE REFERRED TO AND DETERMINED BY FULL COUNCIL AT THE NEXT APPROPRIATE MEETING.

HEARING BEGINS

- 1. THE HEAD OF PLANNING AND ECONOMIC DEVELOPMENT OR REPRESENTATIVE WILL GIVE DETAILS OF THE APPLICATION.**
- 2. THE APPLICANT AND/OR THEIR AGENTS WILL SPEAK FOR A MAXIMUM TOTAL OF 10 MINUTES OR SUCH OTHER PERIOD AS THE COMMITTEE MAY AGREE.**
- 3. MEMBERS OF THE COMMITTEE MAY ASK QUESTIONS OF THE APPLICANT ON SUBMISSIONS MADE.**

This is not to be taken as an opportunity to comment on the merits or otherwise of the planning application.

- 4. THE SUPPORTERS OF THE APPLICATION OR THEIR AGENTS FROM WHOM THE COUNCIL RECEIVED REPRESENTATIONS NOT REFERRED TO WITHIN THE FOLLOWING PARAGRAPHS WILL MAKE THEIR PRESENTATION TO THE COMMITTEE IN SUPPORT OF THEIR WRITTEN REPRESENTATIONS IN THE ORDER DETERMINED BY THE CHAIR OF THE COMMITTEE. EACH INDIVIDUAL WILL NORMALLY BE GIVEN 5 MINUTES AND, IN CASES WHERE THERE ARE SEVERAL INDIVIDUALS (IN EXCESS OF 6) WITH SIMILAR INTERESTS, A SPOKESPERSON, WHERE POSSIBLE, SHOULD SPEAK ON BEHALF OF THE GROUP FOR A MAXIMUM OF 10 MINUTES OR SUCH OTHER PERIOD AS THE COMMITTEE MAY AGREE.**
- 5. MEMBERS OF THE COMMITTEE MAY ASK QUESTIONS OF THE INDIVIDUALS ON SUBMISSIONS MADE.**

This is not to be taken as an opportunity to comment on the merits or otherwise of the planning application.

- 6. THE STATUTORY CONSULTEE, OR THEIR AGENTS, FROM WHOM THE COUNCIL RECEIVED REPRESENTATIONS, WILL MAKE THEIR PRESENTATION TO THE COMMITTEE IN SUPPORT OF THEIR WRITTEN REPRESENTATIONS IN THE ORDER DETERMINED BY THE CHAIR OF THE COMMITTEE. EACH STATUTORY CONSULTEE WILL NORMALLY BE GIVEN 5 MINUTES.**
- 7. MEMBERS OF THE COMMITTEE MAY ASK QUESTIONS OF THE STATUTORY CONSULTEES ON SUBMISSIONS MADE.**

This is not to be taken as an opportunity to comment on the merits or otherwise of the planning application.

8. **THE OBJECTORS, OR THEIR AGENTS, FROM WHOM THE COUNCIL RECEIVED REPRESENTATIONS WILL MAKE THEIR PRESENTATION TO THE COMMITTEE IN SUPPORT OF THEIR OBJECTIONS IN THE ORDER DETERMINED BY THE CHAIR OF THE COMMITTEE. EACH OBJECTOR WILL NORMALLY BE GIVEN 5 MINUTES, AND IN CASES WHERE THERE ARE SEVERAL OBJECTORS (IN EXCESS OF 6) WITH SIMILAR INTERESTS, A SPOKESPERSON, WHERE POSSIBLE, SHOULD SPEAK ON BEHALF OF THE GROUP FOR A MAXIMUM OF 10 MINUTES OR SUCH OTHER PERIOD AS THE COMMITTEE MAY AGREE.**
9. **MEMBERS OF THE COMMITTEE MAY ASK QUESTIONS OF THE OBJECTOR ON SUBMISSIONS MADE.**

This is not to be taken as an opportunity to comment on the merits or otherwise of the planning application.

10. **THE APPLICANT AND/OR THEIR AGENTS WILL HAVE A RIGHT OF REPLY TO ANY POINTS RAISED BY ANY PARTY HEARD BY THE COMMITTEE FOR A MAXIMUM OF 5 MINUTES OR SUCH OTHER PERIOD AS THE COMMITTEE MAY AGREE. NO NEW EVIDENCE IN SUPPORT OF, OR IN SUPPLEMENT TO, THE APPLICATION IS TO BE SUBMITTED.**
11. **MEMBERS OF THE COMMITTEE MAY ASK QUESTIONS OF THE APPLICANT ON THEIR SUBMISSION.**

HEARING CLOSES

All parties will be asked to withdraw to the Public Gallery and the Committee will consider the application.

12. **AT THIS STAGE THE HEAD OF PLANNING AND ECONOMIC DEVELOPMENT OR REPRESENTATIVE WILL ADDRESS THE COMMITTEE AND GIVE APPROPRIATE CLARIFICATION ON ANY ISSUES RAISED DURING THE HEARING.**

COMMITTEE RECOMMENDATION

13. **COMMITTEE DISCUSSION, MOTIONS AND RECOMMENDATION.**

As part of this process, Members of the Committee may identify planning issues that they may wish to have addressed in the report which will be submitted to the meeting of full Council that will determine the application.

14. **THE HEAD OF DEMOCRATIC SERVICES OR REPRESENTATIVE WILL REPORT THE RECOMMENDATION OF THE COMMITTEE TO THOSE PRESENT.**

For the avoidance of doubt, no decision on the application will be taken at the Hearing. The application will be referred to, and determined by the next appropriate meeting of full Council after the Pre-Determination Hearing.

NOTES

- (1)** PLEASE MAKE SURE YOUR NAME IS RECORDED BY THE ADMINISTRATIVE OFFICER(S) PRESENT.
- (2)** WHEN YOU ARE CALLED TO SPEAK, PLEASE MOVE TO THE TABLE APPROPRIATELY MARKED. IF YOU ARE AN OBJECTOR, SUPPORTER OR ANY OTHER PERSON OR STATUTORY CONSULTEE UNLESS OTHERWISE ADVISED, AFTER YOU HAVE SPOKEN PLEASE RETURN TO YOUR SEAT IN THE PUBLIC GALLERY.
- (3)** PLEASE PRESENT YOUR POINTS WITHIN THE AGREED TIME LIMITS, WHICH ARE TO ENSURE ALL PARTIES INVOLVED ARE GIVEN AN OPPORTUNITY TO PRESENT THEIR CASE.
- (4)** IN YOUR ADDRESS, PLEASE AVOID REPEATING POINTS MADE IN EARLIER SUBMISSIONS. YOU CAN INDICATE SUPPORT FOR EARLIER COMMENTS AND CONCENTRATE ON ANY NEW POINTS.
- (5)** OBJECTORS, SUPPORTERS OR ANY OTHER PERSON, STATUTORY CONSULTEES AND APPLICANTS CAN APPOINT A SPOKESPERSON.
- (6)** THE CHAIR SHALL DIRECT THE HEARING PROCESS IN ACCORDANCE WITH THE HEARING PROCEDURE NOTE (OVERLEAF).
- (7)** PLEASE NOTE THAT THERE WILL BE NO CROSS EXAMINATION OF PARTIES PRESENT.

UPDATED - 28/5/10