

managing the development control process

The Government encourages pre-application consultation with the Local Planning Authority (LPA) for all proposals. DLP Planning can either act on your behalf in these negotiations, or assist you “behind the scenes” in producing a planning strategy for you to pursue for yourself. Pre application consultation may involve the preparation of a 'draft' Design and Access Statement which can be formally submitted for consideration by the authority or may best be addressed through informal discussions perhaps including a site meeting. In all cases DLP Planning can advise on the most appropriate approach taking into account the potential complexity of the issues likely to arise.

Once your formal application is submitted, the Local Planning Authority will publicise the proposals and the application will be placed on the planning register where it will be available for public inspection. The Local Planning Authority (LPA) will seek the views of a range of consultees, including the Town or Parish Council and other statutory bodies as well as neighbours and other non statutory organisations whom they consider might be able to offer relevant advice. The extent of consultation will normally depend on the scale and implications of your proposals.

Following consultation the Local Planning Authority will consider the comments which it has received and may invite you to make minor amendments to the application to respond to any objections or other issues raised. DLP Planning can advise you throughout this process, including eliciting the views of the planning officer which, on occasion, can be difficult to obtain.

Whilst the vast majority of planning applications are determined by the Chief Planning Officer, larger schemes or those which have elicited wider public interest will be considered by the council's planning committee. In most instances the applicant or their agent is allowed to speak for a short period in support of the application, and many of our clients choose DLP Planning to address the planning committee on their behalf.

Whether you are applying for outline planning permission or submitting a full application, DLP Planning can provide expert advice. We can negotiate on your behalf with representatives of the statutory consultees, such as the highway authority, to seek to obtain a positive response to the formal consultation process and we can negotiate with the Council Officers responsible for processing and determining your application.

We have extensive experience in preparing planning applications and working with other consultants to ensure that sufficient information is submitted at the time of the application to ensure that it is validated and determined in a positive and timely manner.

The Decision

The LPA will usually aim to decide smaller applications within 8 weeks, although for a major application this is extended to 13 weeks. If the Local Planning Authority does not reach a decision on your application within these periods then you have the right to appeal to the Secretary of State.

DLP can advise you on whether or not this is likely to be the most appropriate course of action, and on the timing of your appeal submission. You also have the right to appeal if the application is refused, or conditions are imposed on a planning permission which are undesirable. DLP Planning has extensive experience in all aspects of the appeals process - ask for a copy of our Professional Activity Leaflet.

