

# Planning Committee

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| <b>DATE</b>      | <b>09/09/2020</b>                              |
| <b>REPORT OF</b> | Clive Tritton, Director for Economy and Growth |
| <b>SUBJECT</b>   | Local Validation Lists for Planning            |
| <b>STATUS</b>    | Open   |

## CONTRIBUTION TO OUR AIM

By adopting the local validation lists, this will support the Council's plan by supporting a stronger economy and encouraging a sustainable community.

## EXECUTIVE SUMMARY

1. Paragraph 44 of the National Planning Policy Framework (NPPF) sets out that Local Planning Authorities should publish a list of their information requirements for applications, which should be proportionate to the nature and scale of development proposals and reviewed every 2 years.
2. The National Planning Policy Guidance (NPPG) provides further advice regarding Validation setting out that a local planning authority may request supporting information and that its requirements should be specified on a formally adopted local list which has been published on its website.
3. The proposed validation list can be viewed at <https://www.nelincs.gov.uk/consultation-and-surveys/have-your-say>

## RECOMMENDATIONS

It is recommended that the local validation lists be adopted by Planning Committee.

## REASONS FOR DECISION

The lists are required to enable the public to clearly see the requirements of the Authority and for transparency and consistency in our validation and registration of applications. Adopting the lists will aid in better clarity and service for customers and a better quality of applications and thus more sustainable and higher quality development.

### 1. BACKGROUND AND ISSUES

1. It is important that a planning authority seeks all relevant and necessary information to enable an informed decision to be made on any planning application. As set out above in the Executive Summary, the NPPF and the NPPG provide guidance on the scope and need for a local validation lists for planning applications. The current local lists are more than two years old and need to be reviewed.
2. The current lists were reviewed by Development Management officers in

consultation with other council specialists including Environmental Health, Trees and Woodlands, Highways and Heritage.

3. The new draft lists were provided for comments throughout July and early August 2020 to planning agents and were published on the Council website.
4. Only one written representation was received which is appended at Appendix 1. This has been accounted for in the most recent versions of the checklists.

## **5. RISKS AND OPPORTUNITIES**

Without formally adopted and up-to-date Local Validation Lists the Council is vulnerable to challenge whilst validating substandard submissions. This vulnerability could result in appeals for failure to validate and subsequent costs claims. Alternatively, if substandard submissions are validated due to the lack of a robust list then it is potentially more challenging to understand the exact nature of the development proposed and its potential impacts.

## **6. OTHER OPTIONS CONSIDERED**

No other options required consideration.

## **7. REPUTATION AND COMMUNICATIONS CONSIDERATIONS**

There are potential positives/negative reputational implications for the Council resulting from the decision. However, it is considered these have been mitigated by public consultation being undertaken.

## **8. FINANCIAL CONSIDERATIONS**

There are no financial considerations as a result of the contents of this report.

## **9. CLIMATE CHANGE AND ENVIRONMENTAL IMPLICATIONS**

There would be no climate change or environmental implications.

## **10. FINANCIAL IMPLICATIONS**

There are no direct financial implications of the contents of the report.

## **11. LEGAL IMPLICATIONS**

As set out in the "Risks and Opportunities" section.

## **12. HUMAN RESOURCES IMPLICATIONS**

There would be no human resource implications.

## **13. WARD IMPLICATIONS**

There would be no ward implications.

#### **14. BACKGROUND PAPERS**

Paragraph 44 of the National Planning Policy Framework, The National Planning Policy Guidance (NPPG).

#### **15. CONTACT OFFICER(S)**

Emily Davidson, Assistant Town Planner, [emily.davidson@nelincs.gov.uk](mailto:emily.davidson@nelincs.gov.uk)

**Clive Tritton**  
**Director for Economy and Growth**

## Appendix 1

Good afternoon

I have read through the checklists proposed and have the following comment's

I find the checklist easy to understand and well laid out, with all relevant information included.

On all forms would it be possible to have a link to a) the planning portal and b) access to the required planning application form/s.

On all forms would it be possible to have a link to an applicable schedule of rates for the application to be submitted, not just the telephone number to call.

I hope this is useful

George

George French  
GEF Building Planning Services  
01472 210547  
07716 196800

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