

Supplementary Agenda

Planning Committee

Date: Wednesday, 19 December 2018

Time: 10.00

Venue: Civic Space,
Council Offices, 16 Church Street, Dumbarton

Contact: Craig Stewart, Committee Officer
Tel: 01389 737251, craig.stewart@west-dunbarton.gov.uk

Dear Member

Items to Follow

I refer to the agenda for the above meeting of the **Planning Committee** which was issued on 6 December 2018 and now enclose a copy of the undernoted items which were not available for issue at that time.

Yours faithfully

JOYCE WHITE

Chief Executive

Undernote:-

Items to Follow /

6 SCOTTISH MINISTERS DECISION ON PLANNING APPLICATION 23 - 30
DC17/177: ERECTION OF OPENING BRIDGE OVER RIVER
CLYDE, WITH NEW ACCESS ROAD, UPGRADING AND WIDENING
OF DOCK STREET, JUNCTION IMPROVEMENTS ON GLASGOW
ROAD AND FORMATION OF NEW SHARED FOOTWAY/CYCLE
WAY TO YOKER RAILWAY STATION, BY RENFREWSHIRE CITY
DEAL TEAM

Submit report by the Strategic Lead – Regulatory informing of the Scottish Ministers decision of the above application in relation to the opening bridge over the River Clyde.

7 REVIEW OF PLANNING AUTHORITY SCHEME OF DELEGATION 31 - 40

Submit report by the Strategic Lead – Regulatory seeking approval of a revised Scheme of Delegation.

Distribution:-

Councillor Jim Finn (Chair)
Bailie Denis Agnew
Councillor Jim Brown
Councillor Gail Casey
Councillor Karen Conaghan
Councillor Diane Docherty (Vice Chair)
Councillor Douglas McAllister
Councillor Marie McNair
Councillor John Mooney
Councillor Lawrence O'Neill

All other Councillors for information

Date of Issue: 14 December 2018

WEST DUNBARTONSHIRE COUNCIL

Report by the Strategic Lead – Regulatory

Planning Committee: 19 December 2018

Subject: Scottish Ministers Decision on Planning Application DC17/177: Erection of opening bridge over River Clyde, with new access road, upgrading and widening of Dock Street, junction improvements on Glasgow Road and formation of new shared footway/cycle way to Yoker railway station, by Renfrewshire City Deal Team

1. Purpose

- 1.1** To inform Committee of the Scottish Ministers decision of the above application in relation to the opening bridge over the River Clyde.

2. Recommendations

- 2.1** It is recommended Committee note the contents of this report.

3. Background

- 3.1** Scottish Ministers on 6th October 2017 called in three planning applications made to West Dunbartonshire, Glasgow City and Renfrewshire Councils in relation to the proposed construction of a new bridge over the River Clyde, a new road and associated works – the Clyde Waterfront and Renfrew Riverside project. The reason for calling in the applications was the significance of the project for the Glasgow City Region City Deal, which is highlighted in National Planning Framework 3, as nationally important in terms of employment and economic development. Two Reporters from the Department of Planning Environmental Appeals were appointed to consider the planning applications.
- 3.2** The Planning Committee on 26 February 2018 objected to the development. The grounds for objection were as follows:
- Significant adverse traffic impacts on Dumbarton Road, including additional loading on the road network and increases in journey times, queue lengths and associated congestion;
 - Lack of public transport provision;

- Real risk of significant abstraction of retail and leisure expenditure away from Clydebank town centre. The negative impact of increasing the influence of Braehead on Clydebank town centre, which would outweigh the economic and social benefits of the bridge;
- The proposal would potentially undermine the benefits to Clydebank of the investment in the Queens Quay regeneration;
- The proposal would give rise to a loss of residential amenity in streets near the bridge, notably Yoker Mill Road.

4. Main Issues

Scottish Ministers Decision

- 4.1** The Scottish Ministers considered the findings of the Reporters' Report and accepted the Reporters conclusions and recommendation on the planning applications as their own decision. As a result, the Scottish Ministers on 16 November 2018 granted planning permission for the above development subject to conditions. The reason for this decision was that the proposed development is consistent with the development plans in the three planning authority areas in which it is located and that there are no material considerations that indicate the planning applications should be refused.
- 4.2** The Reporters and the Scottish Ministers, in relation to National Planning Framework 3 and Scottish Planning Policy, were of the view that the proposed development would contribute to sustainable economic growth and would contribute to achieving three of the planning outcomes sought by the Scottish Government: creating a more successful and sustainable place, a more resilient place, and a more connected place.

Issues relating to West Dunbartonshire

- 4.3** The following provides a summary of the issues raised by the Council and how they were considered.

Impacts on Clydebank Town Centre/Socio-Economic Benefits

- 4.4** With regard to the Council's concerns about the Retail and Economic Impact Assessment, the Reporters agreed that a survey of shopping patterns and habits would have added to the robustness of the assessment. However they did not agree with the Council that in the absence of such data that it can be assumed that there would be a significant loss of retail and leisure expenditure in Clydebank town centre. They agreed with the Retail and Economic Impact Assessment that there would not be a significant adverse impact on Clydebank Town Centre from the proposed development or potential leakage to Braehead, which the assessment predicted would result in -0.6% change in expenditure from the current position.
- 4.5** The Reporters therefore concluded that the proposed development would have significant positive socio-economic effects and for West Dunbartonshire in particular, has the potential to facilitate employment land delivery and the socio-economic benefits that would flow from that, which is in accordance with the West Dunbartonshire Local Plan 2010. A key benefit of the proposal was improvement to key services such as employment, health, education,

transport, Glasgow Airport Investment Area, Queen Elizabeth University Hospitals, and the Golden Jubilee Hospital where staffing levels are to double within next 10 years.

Impacts on the Road Network

- 4.6** The Environmental Statement, submitted alongside the planning applications, concluded that in relation to the operational phase, significant effects were predicted to occur close to the bridge, because at present, those locations experience very low levels of traffic. The Environmental Statement concluded that the predicted significant increase in traffic could be accommodated by the proposed infrastructure. Away from the bridge it is predicted that traffic levels would quickly dissipate so that significant effects would be very localised. The Reporters did not find evidence to support a predicted increase in traffic of 48% on Yoker Mill Road. Away from the bridge it is predicted that traffic levels would quickly dissipate so that significant effects would be very localised. The Reporters concluded that the traffic and transport effects can be satisfactorily integrated with existing and proposed infrastructure. The use of a variable message signage would assist in order to avoid traffic congestion in the vicinity of the bridge.
- 4.7** Concerns that the opening nature of the bridge will reduce cross-river connectivity benefits and that this would be particularly significant for public transport users were raised by the Council, specifically as bus operators were unlikely to be able to provide a service across the bridge due to uncertainty over access and consequent timetabling difficulties. The Reporters understood the points raised by the Council but stated that this was an inevitable consequence of balancing the needs of land-based and river-based users. As it is essential that access upstream of the bridge is maintained for large vessels, this means that some disruption to cross-river road traffic will occur.
- 4.8** The Reporters believe that the relevant comparison is between what is proposed and the existing situation rather than with a theoretical ideal solution that has no prospect of delivery. When assessed in these terms, the Reporters believed there is no reason to conclude that there would not be a significant improvement in connectivity between Clydebank, Yoker and Renfrew when compared with the existing very limited arrangements.

Public Transport

- 4.9** It was agreed by all parties that it may prove difficult to operate a bus service across the proposed bridge due to the predicted length of time it may be open each day for shipping traffic and the unpredictability of the timing of such events. As such, the Reporters agree that this is regrettable and would not fully support the region-wide commitment to improving public transport provision. However, they do not see this as a reason to resist the proposal or to conclude that it conflicts with the expectations of planning policies. It was accepted that pedestrians and cyclists would have no choice but to wait for the 41 minutes predicted closure of the bridge due to the length of the detour and the provision of shelters either side of the bridge were proposed by the Reporters.

Impacts on Queens Quay

- 4.10** The Reporters also rejected the Council's claim that there would be an adverse effect upon the redevelopment of Queen's Quay for housing, which is closely linked to the town centre. This was on the grounds that the Reporters were not convinced that there would be a significant change in the day to day shopping habits for Queens Quay as a result of there being improved access to Braehead and as a result, considered that the planning applications were not contrary to Policy RP 1 of the West Dunbartonshire Local Plan 2010 in this regard.

Assessment against the West Dunbartonshire Local Plan 2010 and the Local Development Plan: Proposed Plan (2016)

- 4.11** The Reporters made the following conclusions in relation to Development Plan Policies:
- Concluded that the proposed development would be consistent with policies LE 6 (Strategic Employment Locations) and RET 1 (Retail and Town Centre Strategy) of the Adopted Local Plan 2010;
 - Rejected the Council's claim that the proposed development might be contrary to policy SUS 1 of the adopted Local Plan 2010 on sustainable development by stating that they have found no significant adverse socio-economic effect upon West Dunbartonshire as a consequence of the proposed development; therefore, the proposed development would not compromise the area's future well-being
- 4.12** The Reporters consider that the proposed development is consistent, overall, with the overarching development strategy of the West Dunbartonshire Local Plan and the Proposed Plan (2016) and that there are no material considerations that indicate the planning application to West Dunbartonshire Council should be refused.

Conditions Attached to the Planning Consent

- 4.13** The application has been approved subject to 20 detailed conditions which the applicant will require to discharge with the Planning Authority. These conditions relate to roads and traffic requirements, realignment of the culvert, air quality monitoring, landscaping.

Roads (Scotland) Act 1984

- 4.14** Renfrewshire Council has made the Renfrewshire Council River Clyde Opening Bridge Scheme 2018 under the Roads (Scotland) Act 1984. The Scheme is to authorise the construction of, as a public road, an opening bridge and to regulate the operation of that bridge. A formal notice was served by Transport Scotland in October 2018 under the Roads (Scotland) Act 1984 regarding the River Clyde Opening Bridge. On the basis of the traffic and road impacts West Dunbartonshire Council formally objected under the Roads (Scotland) Act 1984 as Renfrewshire Council on its own would not be able to comply with the terms of the scheme. At the time it was considered that this scheme was premature as no decision had been made on the three planning applications and it would have been more appropriate to progress the scheme once a decision has been made by the Scottish Ministers. It was also advised that the bridge will operate 24 hours per day 7 days per week and will require two suitably experienced linesmen to be available on the layby berth to take the lines of any vessel in the event of the bridge not opening as required. The layby berth is also within the West Dunbartonshire Council area and Renfrewshire Council as Roads Authority has no jurisdiction to provide and maintain this. Renfrewshire Council responded to the points of objection on 25 October 2018 and asked this Council to confirm either to withdraw or maintain the objection. This Council responded on 20th November asking for an extension of time to end of February 2019 to consider its position in light of the recent bridge decision, whilst maintaining its objection.
- 4.15** An application made by Renfrewshire Council under the Roads (Scotland) Act 1984 could lead to the transfer of the functions of the roads authority to Renfrewshire Council regarding certain roads and responsibilities on the north side of the river. If West Dunbartonshire Council are not prepared to enter into an arrangement with Renfrewshire Council about which authority should carry out roads functions in relation to the bridge, Renfrewshire Council could apply to the Scottish Ministers to be appointed as roads authority to the north side of the bridge and to be given the right to exercise the roads functions of West Dunbartonshire Council in relation to the bridge. Therefore a report will be presented by the Strategic Lead Environment & Neighbourhood to the February Infrastructure, Regeneration and Economic Development Committee regarding whether the objection to the bridge should be maintained or withdrawn under the Roads (Scotland) Act 1984 as this Committee is responsible for roads and transportation policy issues under the Roads (Scotland) Act 1984.

Legal Challenge of Decision by Scottish Ministers

- 4.16** A challenge to the Scottish Ministers' decision on the planning application can be made by means of a statutory right to apply to the Court of Session. A decision cannot be challenged because a party disagrees with the Scottish Ministers decision. The Court of Session will not reconsider the merits of the application and the Council would need to be able to show that either:-

- (a) The Reporters/Scottish Ministers acted perversely or irrationally ie. no reasonable person in the position of the Reporters/Scottish Ministers, properly directing himself on the relevant material, could have reached the conclusion which they reached; or
- (b) The Reporters/Scottish Ministers took into account irrelevant material or failed to take into account relevant material. i.e. misinterpreting /misapplying a policy

The Court of Session will not interfere with the weight given to the various material considerations. If the Court agrees there has been an error in law which affected the outcome it will require the application to be returned to the Scottish Ministers for it to be decided again. The Reporter who hears the application again may come to the same decision but for different or expanded reasons. It does not necessarily mean that the original decision will be changed or reversed.

- 4.17** The Court of Session will not approach the matter in the way that the Reporters/Scottish Ministers did. It will consider whether the Council has been able to identify a fundamental flaw in the way in which the decision was reached. The planning decision has been considered and discussed by Planning, Roads and Legal Services and it is considered that there are no grounds to indicate that the decision is perverse, irrational or fundamentally flawed. This Council would have attached different weight to the various material planning considerations but the Reporters/Scottish Ministers were entitled to attach the weight that they did attach to those considerations. Following detailed consideration, the advice to the Committee is that there are no grounds for an application to the Court of Session.

5. People Implications

- 5.1** There are no personnel issues associated with this report.

6. Financial and Procurement Implications

- 6.1** There are no financial or procurement implications for the Council arising from this report.

7. Risk Analysis

- 7.1** There is no risk issues associated with this report.

8. Equalities Impact Assessment (EIA)

- 8.1** None.

9. Environmental Sustainability

- 9.1** An Environmental Impact Assessment was carried out as part of the Planning Applications.

10. Consultation

- 10.1** The application was subject to statutory pre-application consultation by the Renfrewshire City Deal Team, with a series of events held on both sides of the River Clyde. A total of 149 comments were received in relation to the pre-application consultation, of which 121 supported the project and 14 did not. The application was subject to normal neighbour notification and publicity.

11. Strategic Assessment

- 11.1 A strong local economy and improved job opportunities.** The proposal would increase access to employment south of the River Clyde and may make some sites within Clydebank more attractive for investment, but this would be offset by a likely decline in employment within Clydebank town centre

Peter Hessett
Strategic Lead - Regulatory
Date: 12 December 2018

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Appendices: None

Background Papers: Report to Planning Committee on Planning Application DC17/177 dated 26 February 2018
Scottish Ministers Decision Letter dated 16 November 2018
Report to the Scottish Ministers dated 19 September 2018

Wards Affected: Ward 6 (Clydebank Waterfront)

WEST DUNBARTONSHIRE COUNCIL**Report by the Strategic Lead - Regulatory****Planning Committee: 19 December 2018**

Subject: Review of Planning Authority Scheme of Delegation**1. Purpose**

- 1.1** To seek approval of a revised Scheme of Delegation. .

2. Recommendations

- 2.1** That the Committee **agrees that the proposed new scheme of delegation (Appendix 2) is appropriate for referral to Council.**

3. Background

- 3.1** The Local Government (Scotland) Act 1973 empowers local authorities to delegate a wide range of decisions to officers, including powers to determine certain planning applications. The Planning etc. (Scotland) Act 2006 introduced a positive requirement that each planning authority must prepare a specific scheme of delegation under which determination of certain types of planning application is delegated to officers. Secondary legislation requires that the scheme of delegation must be approved by the Scottish Ministers, and that planning authorities must review their scheme of delegation at least every five years.
- 3.2** The current scheme of delegation was agreed by the full Council on 30 October 2013 and approved by the Scottish Ministers on 6 January 2014.

4. Main Issues

- 4.1** Since 2013 there have been no significant legislative changes which would require changes to the scheme of delegation. The new Planning Bill has just concluded stage 2 Parliamentary scrutiny with stage 3 to be completed in early 2019. Changes to the scheme of delegation may be required when the Planning Bill becomes law and secondary legislation is implemented.
- 4.2** In the meantime, a review of the existing scheme of delegation requires to take place given the requirement to review it within a 5 year time period. The main objectives of a scheme of delegation should be to maximise transparency and accountability balanced against speed and efficiency of decision making. The existing scheme of delegation is contained in Appendix 1. In 2017-18 90.6% of applications in the West Dunbartonshire Council area

were determined under delegated powers which is a good balance between officer delegation and Committee involvement and reflects the national average for delegated decisions.

- 4.3** The new proposed scheme of delegation is contained in Appendix 2. It has been simplified and streamlined so it is much clearer of what requires to be determined by Planning Committee and Council. Major applications continue to be determined by Committee together with those subject to a formal objection by a statutory consultee, from a Community Council, from a neighbouring planning authority or from another Council Service. These applications will require to be determined by Committee whether the recommendation is approval or refusal, however the grounds of objection must be on planning grounds. Applications by Members of the Council, senior officers or by Planning and Building Standards staff continue to be dealt with by Committee in order to avoid any perceptions of impropriety. Added to the scheme of delegation is a request by an elected member for an application to be determined by Planning Committee if the Convenor and the appointed officer are in agreement and the elected member outlines the planning reasons why this application requires to be determined by Committee. Requests have been made in the past but this is now specified in the revised scheme of delegation.
- 4.4** The type of applications to be referred to and determined by Council is now specified in the scheme of delegation for National development and major developments which are significantly contrary to the adopted local development plan. In terms of objections from members of the public it is proposed to continue the present requirement whereby it is based on a significant body of objection rather than a specific number. This has worked effectively and provides an acceptable balance between the speed of decision making and ensure that planning operates against a context of making decisions at a local level. This allows the more major and contentious applications continue to be determined by Committee and allows the Council to maintain its good performance statistics whilst maintaining a good balance between the use of delegated powers and Committee applications. This is in keeping with the objectives of the Scottish Government and the Planning Performance Framework which encourages planning authorities to make maximum use of delegated powers, and to consider only the most important and contentious applications at the Planning Committee.
- 4.5** The revised scheme of delegation would require to be agreed by the full Council, and to be approved by the Scottish Government before coming into effect. The hearing procedure contained in Appendix 3 has also been reviewed and no changes are proposed as the present hearing procedure works well as it allows the applicant and those making representation an opportunity to make the Committee either aware of their development and of issues and concerns.

5. People Implications

5.1 There are no people implications.

6. Financial and Procurement Implications

6.1 There are no financial or procurement implications.

7. Risk Analysis

7.1 No risks have been identified.

8. Equalities Impact Assessment (EIA)

8.1 No equalities issues have been identified.

9. Consultation

9.1 No consultation is required.

10. Strategic Assessment

10.1 No strategic issues.

Peter Hessett
Strategic Lead – Regulatory

Date: 03rd December 2018

Person to Contact: Pamela Clifford, Planning. Building Standards and Environmental Health Manager,
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Appendices:

Appendix 1	Existing proposed scheme of delegation
Appendix 2	Proposed scheme of delegation
Appendix 3 :	Hearing Procedure

Background Papers: None.

Wards Affected: All wards

West Dunbartonshire Council Planning Authority Scheme of Delegation

Extract of Council Scheme of Delegation forming Planning Authority Scheme of Delegation, as required by Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013.

Approved by Full Council 30 October 2013
Approved by Scottish Ministers 6 January 2014

Executive Director for Infrastructure and Regeneration

4. Planning

4.1 Development Management

The Executive Director for Infrastructure and Regeneration shall appoint the “appointed officer” for such determinations, who shall be a member of the professional planning staff.

4.1.1 Determinations except Local Developments

- Planning Applications for development;
- Variations to planning permissions;
- Listed Building Consents;
- Conservation Area Consents;
- Advertisement applications;
- Tree Preservation Order applications to fell, lop or top trees covered by a confirmed Tree Preservation Order;
- Prior approval and notification applications;
- Certificates of Existing/Proposed Lawful Use or Development;
- Applications for Hazardous Substances Deemed Consent and Hazardous Substances Consent;
- Refusal on basis of insufficient information;
- Adding further conditions to applications determined by the Committee as a result of responses from statutory consultees;
- Initiating and confirming stopping up procedures where a planning consent has been granted;
- Screening and Scoping Opinions under the EIA regulations;
- Enforcement Actions

4.1.2 Exceptions: Qualifications to Powers of Determination except Local Developments

Delegated Powers shall not apply:-

- Where approval would involve a decision which is a significant departure from local or national policy or the emerging Development Plan; or
- Where approval would be contrary to a substantial body of objection, or an objection from a community council or a neighbouring planning authority; or
- Where approval would be against the strong recommendation of a statutory consultee; or
- Where the Executive Director considers new or significant issues are raised meriting determination at Committee.

4.1.3 Determinations of Local Developments under S43A

- Any application for planning permission and any application for consent, agreement or approval required by condition imposed on a grant of planning permission, being an application which meets the definition of local development.

4.1.4 Exceptions: Qualifications to Powers of Determination Local Developments

Delegated Powers shall not apply where:-

- the application has been made by or on behalf of an elected member of the Council, a member of the Senior Management Team of the Council, or a member of staff directly involved with the Council's Planning and Building Standards Service;
- the application is for local development which would be a significant departure from the statutory development plan, from other national or local policy, or from the emerging development plan;
- the application is subject to a substantial body of objection where the appointed officer is minded to grant permission;
- the application has been the subject of a formal objection from a Community Council, or from a neighbouring planning authority;
- the application has been subject to an objection from a statutory consultee or from another Council Service, and where the appointed officer is minded to grant permission;
- the application seeks to amend a condition or planning obligation which was itself imposed by the Planning Committee; or,
- the application, in the opinion of the appointed officer, raises new or significant issues meriting determination at Planning Committee

Appendix 2: Proposed Scheme of Delegation

(extract applicable to Development Management)

Strategic Director for Transformation and Public Service Reform

4. Planning

4.1 Development Management

The Strategic Director for Transformation and Public Service Reform shall appoint the “appointed officer” for such determinations, who shall be a member of the professional planning staff.

4.2 Exceptions:

The following are subject to the exception of the categories of application which are for decision by elected members:

To be determined by the Council:

- (a) National development as specified in the National Planning Framework
- (b) Major developments which are significantly contrary to the adopted local development plan

To be determined by the Planning Committee of the Council

- (a) Major developments as set out in the Schedule to the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009;
- (b) Where application would involve a decision which is a significant departure from local or national policy or the emerging Development Plan;
- (c) Where application is subject to a substantial body of objection, or an objection from a statutory consultee, community council or a neighbouring planning authority or from another Council Service (all on planning grounds);
- (d) The application, in the opinion of the appointed officer, raises new or significant issues meriting determination at Planning Committee.

- (e) Where an elected member requests an application be determined by Planning Committee and this is agreed in consultation with the Convener of the Planning Committee and the appointed officer.
- (f) the application has been made by or on behalf of an elected member of the Council, a member of the Senior Management Team of the Council, or a member of staff directly involved with the Council's Planning and Building Standards Service;
- (g) the application seeks to amend a condition or planning obligation which was itself imposed by the Planning Committee.

To be determined by officers

Determinations:

- Planning Applications for development;
- Variations to planning permissions;
- Applications for Listed Building Consent;
- Applications for Conservation Area Consent;
- Advertisement applications;
- Applications for Tree Consent to fell, lop or top trees covered by a confirmed Tree Preservation Order;
- Prior approval and notification applications;
- Certificates of Existing/Proposed Lawful Use or Development;
- Applications for Hazardous Substances Deemed Consent and Hazardous Substances Consent;
- Refusal on basis of insufficient information;
- Adding further conditions to applications determined by the Committee as a result of responses from statutory consultees;
- Initiating and confirming stopping up procedures where a planning consent has been granted;
- Screening and Scoping Opinion under the Environmental Impact Assessment (EIA) regulations;
- Applications with an EIA;
- Enforcement Actions;
- High Hedge Notices.

WEST DUNBARTONSHIRE COUNCIL

PLANNING HEARING – PROCEDURE FOR PLANNING COMMITTEE

Please also read notes overleaf.

Before the hearing begins the Planning and Building Standards Manager or representative will ask if the hearing procedure is understood by the participants.

Hearing begins

1. The Chair of the Committee will introduce the agenda item. The Planning and Building Standards Manager or representative will give details of the application.
2. The objectors and/or their agents will be asked to come forward and present their objections to committee in support of their written objection(s), in the order determined by the Chair of the Committee. Each objector will normally be given 5 minutes or such other period as the committee may agree. In cases where there are several objectors, the Chair will ask if there is a spokesperson for all interests.
3. Members of the Committee may ask questions of objector(s) and/or their agents on submissions made.

Objectors will then return to the public gallery.

4. The applicant and/or their agents will present their cases and will speak for a maximum of 5 minutes or such other period as the Committee may agree. If several objectors intend to address the Committee, the applicant will be given up to 15 minutes or such other period as the Committee may agree.
5. Members of the Committee may ask questions of the applicant(s) and/or their agents.

Applicant and agent(s) will then return to the public gallery.

6. At this stage the Planning and Building Standards Manager or representative will address the Committee and give appropriate clarification on any issues raised during the hearing.
7. Members of the Committee will be given the opportunity to ask questions/seek clarification of any planning issues.

Committee decision

8. Committee discussions, motions and decision.

9. The Chair of the Committee will report the decision of the Committee to those present and if necessary confirming the reason(s) for that decision.

NOTES

- (1) You will only be able to address the Committee if you make written representations on the Planning Application (either objecting or in support) and responded to the recent letter from the Council's Administration Section. If you wish to speak at the hearing please make sure your name is recorded by the Administrative officer present or you will not be allowed to speak.
- (2) When you are called to speak, please move forward to the Committee table; if you are an objector, unless otherwise advised; after you have spoken and answered any questions 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) All representations received in relation to an application are summarised in the Committee Report. No new issues or new information can be introduced during the Planning Hearing if they have not been previously stated in your letter(s) of objection.
- (5) Any documents or photographs referred to during the planning hearing should be submitted 7 days before the Planning Committee. No new information should be circulated during the Planning Committee meeting.
- (6) In your address, please avoid repeating points made in earlier submissions. You can indicate support for earlier comments and concentrate on any new points.
- (7) Where there are several objectors and they have raised similar objections a spokesperson should be appointed.
- (8) The Chair will direct the Hearing Process in accordance with the Hearing Procedure (overleaf).