

Glossary of terms

Applicant- the person or organisation who has submitted a planning application

Chair- an elected councillor who manages the business of the meeting

Consent- another word for planning permission or can relate to a specific type of application such as Listed Building Consent or Consent to Display an Advertisement.

Conditions- Conditions are attached to planning permission and are often used to mitigate some of the impacts of the development. The conditions may require the applicant to seek approval for details such as tree planting or might restrict the use of the site to certain hours/days.

Decision- the outcome of whether a planning application such get planning permission or not

Delegated decision – powers afforded to officers to make certain decisions, including the determination of some planning applications, under the terms of the council's constitution.

Determination- making the decision on a planning application

Disclosable pecuniary interest- Councillors have to say if they have private outside interest if it involves money in any way and is connected to the planning application

Discretion of the Chair- the Chair has the freedom to decide what should be done in a particular situation having regard to what best serves the decision making process of the Plans Panel.

Joint Plans Panel- a committee of all of the members of the three Plans Panels

Material considerations- issues that can be taken into account when deciding whether planning permission is given or not. These considerations must be related to the development applied for and the environmental effects associated with that development (they can include overlooking/loss of privacy, parking, the design and appearance of buildings).

Non-material considerations- issues which cannot be taken into account when deciding whether planning permission is given or not. As planning acts in the public interest those matters which are related to private interest such as property values and boundary disputes are not matters that can be taken into account in reaching a decision on a planning application.

Nominated community representative- a representative from a Town or Parish Council or Neighbourhood Forum, who has the right to speak at the Plans Panel meeting

Non-determination appeal - when a decision hasn't been reached on a planning application in the timescales set by national Government an applicant has the right to lodge an appeal with the Planning Inspectorate (see below) against the failure of the local planning authority to make a decision on that application.

Objector- someone or organisation who is against the planning application and doesn't wish it to get planning permission

Permitted development – some types of development don't require planning permission such as relatively small additions and extensions and alterations to houses and some changes of use of buildings as detailed by Government in the Town & Country Planning (General Permitted Development) Order – often referred to as the GPDO).

Planning Inspectorate – An executive agency of central government who have responsibility to make decisions and provide recommendations and advice on a range of land use planning-related issues across England and Wales. The Planning Inspectorate deals with planning appeals, nationally significant infrastructure projects, planning permission, examinations of Local Plans and other planning-related and specialist casework. They are often referred to as PINs.

Plans Panel- the name of the committee where planning applications are decided by elected councillors

Plans Panel member- an elected Councillor who sits on the Plans Panel

Position Statement- an update report on the progress of a planning application

Pre-application- An individual or organisation may seek advice from a local planning authority on the planning merits of their development proposal before submitting a formal planning application. Register of Interests - a register held by the Council which lists individual Councillors outside interests are if it involves financial or other significant beneficial interests

Representation- making views and comments known about a particular planning application

Supporters - someone or organisation who is in favour of the planning application and wishes it to get planning permission