



Consultation Draft TAN 17: *Planning and Managing Development*

**Response from Planning Aid Wales
November 2007**

**Key policy messages and
recommendations**

1. Key policy messages and recommendations

- 1.1 The final version TAN would benefit from being structured in a more intuitive and sequential way.
- 1.2 Inclusion of simple illustrations and process diagrams would assist the lay reader's understanding of content.
- 1.3 **Recommendation:** Prepare a summary version of the TAN for lay users of the system and the general public.
- 1.4 The TAN should do more to explain the links between development plan preparation and decision-making on planning applications.
- 1.5 The distinction between the intention to 'consult' on development management issues and 'involve' in forward planning should be clarified.
- 1.6 An annex glossary should explain the meaning of specialist terms using plain language.
- 1.7 The terms 'development management' and 'development control' should be more clearly defined and used consistently.
- 1.8 Where TANs refer to related guidance or statutory documents, explanation should be given of where the guidance can be found. Circulars and Orders referred to should be readily available, along with plain language versions.
- 1.9 Member training should be made a statutory requirement for all planning authorities.
- 1.10 **Recommendation:** Improve the accessibility of guidance and information on the Assembly website by organising sections of the site around user categories (e.g. professionals, public, applicants).
- 1.11 **Recommendation:** Widely publicise good practice examples of involving young people and other excluded or marginal groups.
- 1.12 The guidance for LPAs on involving the general public (sections 2.11 to 2.15) should be made much more substantive.
- 1.13 **Recommendation:** Implement a programme of general planning education to engage public interest and achieve effective public involvement.
- 1.14 Local planning authorities should conduct regular audits of their activities and processes for involving the public.
- 1.15 Planning decisions should be made openly, based on publicly available

information. Reasons for decisions should be clearly explained. Speed of decision-making and satisfaction with the decision taken are less important.

1.16 **Recommendation:** Each LPA should produce an Annual Report of its planning performance.

1.17 LPAs should promote Planning Aid Wales as an impartial planning advisory service to eligible people and groups.

1.18 **Recommendation:** Each LPA should prepare a Planning Charter setting out consultation procedures and levels of service which applicants, consultees, community and town councils, and interested third parties can expect.

1.19 LPAs should establish 'One Stop' planning reception facilities.

1.20 LPAs should provide contact details for key individuals in the development management team.

1.21 The TAN should provide guidance on the new requirements to submit Access and Design Statements with most planning applications.

1.22 LPAs should forge better links with local access groups and organisations such as Disability Wales.

1.23 **Recommendation:** Introduce a statutory minimum three week consultation period for all but minor householder applications.

1.24 **Recommendation:** Introduce a statutory minimum four week consultation period for Community and Town Councils to respond to larger applications.

1.25 **Recommendation:** LPAs should adopt a standardised and consistent approach to making supporting information relating to planning applications available for public viewing.

1.26 LPAs should be strongly discouraged from considering planning applications prior to the close of statutory consultation periods.

1.27 **Recommendation:** Introduce a common scheme of neighbour notification applicable to all LPAs.

1.28 **Recommendation:** Introduce a common system of officer delegation applicable to all LPAs.

1.29 **Recommendation:** Introduce a standardised reporting format for committee reports applicable to all LPAs.

1.30 **Recommendation:** Offer opportunities for third parties to address planning committee.

1.31 SPG should always be consulted on, advertised and made available at pre-application stages.

1.32 Clear guidance should be provided for members of the public and local planning authorities on the practice of retrospective planning applications.

1.33 **Recommendation:** Open up consideration of third party rights of appeal to full public debate.