

Stratfield Mortimer Parish Council

Planning 08/02/2024

Planning Applications, Site Notices and Relevant Dates

BACKGROUND

An email has been received from West Berkshire's Council Planning & Economy Support Manager Development & Regulation providing an explanation on different types of planning applications, site notices and relevant dates as follows:

Thank you for your email, there are lots of questions, so I'll try and get to all the points.

PACOU stands for Prior Approval Change of Use. This is a different application type introduced by the government to allow certain buildings to be converted into residential dwellings. There are varying timescales for these, depending on what is being proposed. These are based around factual information and is similar to Permitted Development applications.

But in this case and in most cases, there are very few, standard consultees for these types of application; hence the reason why you received a letter with the same date, it was for information only.

Not all PACOU's result in a Site Notice. The case above does require the LPA to erect a site notice for 21 days. It also has a strict 56-day determination time. The example you attached is a FUL application, where under the legislation we must consult the Parish/Town Council for these application types and erect a site notice.

Based on your email, I will look at all the different application types and produce a document for you and other Parishes to use, to detail the requirement for you in each application type, as I'm sure you will not be the only one's asking similar questions, so leave this with me.

I'm aware of some previous issues regarding Parish meetings and Site Notices. I'm a little confused by your statement: "until the orange notice goes up we really can't hold a planning committee meeting to decide what the parish response should be"

- *Why do you wait for the SN to be erected before having a meeting?*
- *What are the reason(s) for this?*

You will receive via email, notification of a new application for you to review in Consultee Access. Applications will then remain in your in-tray for 21 days, but we are fully aware that meetings are held monthly (in the majority of Parishes), so we have added a further 21-day contingency for Parishes to a) have time to reply and b) no have to request an extension of time for comments to be submitted. So there is no real need to wait for the SN to be erected, happy to discuss further.

Clerk 02/02/2024