

## Late Item List

### National Planning Policy Framework (NPPF) Key Points for Planning Committee

- The NPPF was published on 27 March 2012.
- The reports on the planning agenda for 04 April 2012 were written prior to that.
- For decision makers the NPPF has immediate effect
- Where relevant the late item list has been updated with any items that need to be drawn to Members attention to assist them with making decisions on planning applications.
- Set out below is a short briefing note which should assist

### Determination of Planning Applications

#### Development plans

- The development plan continues to be the starting point for decision making
- Proposed development that accords with an up-to-date development plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise
- Policies in development plans should not be considered to be out-of-date simply because they were adopted prior to the publication of the NPPF but policies in the NPPF are material considerations which lpas should take into account from the date of its publication (27 March 2012)
- Up until 27 March 2013 LPAs may continue to give full weight to policies in local plans adopted since 2004 even if there is a limited degree of conflict with the NPPF
- From 27 March 2013 the weight to be given to policies in existing plans depends on their degree of consistency with the NPPF
- LPAs may give weight to policies in emerging local plans, with weight increasing as the plan progresses, the fewer the unresolved objections and the more consistent the policies to the NPPF

#### Presumption in favour of sustainable development

For decision making this means that unless material considerations indicate otherwise local planning authorities should:

- approve development proposals that accord with the development plan without delay
- grant planning permission where the development plan is absent, silent or relevant policies are out-of-date unless

- (a) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the NPPF policies as a whole; or
- (b) specific policies in the NPPF indicate that development should be restricted [eg policies relating to SSSIs, Green Belt, Local Green Space, AONBs]

### Decision taking

Local planning authorities should:

- encourage good quality pre-application engagement
- approach decision-making taking in a positive way to foster the delivery of sustainable development
- look for solutions rather than problems
- approve applications for sustainable development wherever possible
- work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area

### Planning Conditions and Obligations

- Planning conditions should only be imposed when they are necessary, relevant to planning and to the development permitted, enforceable, precise and reasonable in all other respects [no change]
- Planning obligations should only be sought where (a) they are necessary to make the development acceptable in planning terms (b) directly related to the development and (c) fairly and reasonably related in scale and kind to the development [no change]
- Where obligations are being sought or revised, lpas should take account of changes in market conditions over time and, where appropriate, be sufficiently flexible to prevent planned development being stalled

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