



# **OBJECTING TO A PLANNING APPLICATION AT COMMITTEE**

**Anyone who has submitted an objection to a planning application is given the opportunity to explain their objection directly to the Councillors sat on the Development Control & Regulation Committee at the meeting where the application is being considered.**

**This leaflet explains the procedure and process**

## **What kind of planning applications does the opportunity apply to?**

Any applications falling under the scope of Cumbria County Council's Development Control and Regulation [DCR] Committee. These include:

- Mineral workings and waste management facilities such as quarries, landfill sites, waste transfer and processing operations and wastewater treatment works.
- The County Council's own developments such as extensions to schools or new offices.

It does not apply to applications on which the County Council is a consultee (e.g. wind farm applications and strategic housing sites).

## **Who does the opportunity apply to?**

The opportunity applies to all members of the public wishing to express their objections to a planning application in person in terms of relevant planning matters. A brief summary of what constitutes relevant planning matters can be found on the County Council Website:

[www.cumbria.gov.uk/planning-environment/DC/applications/comment.asp](http://www.cumbria.gov.uk/planning-environment/DC/applications/comment.asp).

## **Note on requests from local councils**

Please note that this procedure is not applicable to handling representations from local councils.

When a Parish or District Council requests the opportunity to discuss a planning application with the Committee, a site visit will normally be arranged, to which they will be invited and allowed to express their views. These views will be considered by committee members when they determine the application at a subsequent meeting of the DCR Committee.

## Where does DCR committee take place and how often?

DCR Committee normally meets on a six weekly basis in the Council Chamber at County Offices, Busher Walk, Kendal, LA9 4RQ (see *location map*)



## What's the procedure if I want to speak at committee meetings?

If you wish to be heard in person (or through a representative) you must notify the county council's Democratic Services Unit at the earliest opportunity (see *contact details on final page*).

**Please note that requests to speak received less than 3 working days before the meeting will be rejected.**

Democratic Services will provide you with details of the Committee meeting and a copy of the relevant section of the committee report.

The County Councillor local to the site of the application will also be informed that you wish to address the Committee.

## **Who is permitted to speak as an Objector?**

Any person (or representative on their behalf) objecting to a planning application can speak.

However, objectors should, if possible:

- a) Firstly make their objections in writing. All objections will be summarised in the Committee Report which will be published on the County Council Website and made available for Councillors to read.
- b) Form groups where there is a common view and appoint a single spokesperson.

## **Who else will be allowed to speak?**

- In all cases where an objector speaks, the applicant will be offered the opportunity to reply to the points made. An applicant will not be allowed a hearing if no objectors are to speak.
- Only one representative for the applicant can be heard at the meeting, though exceptions can be made with the permission of the Chairman.
- The applicant (or their representative) should confine his or her presentation to factual information or to commenting on the points made by objectors.

## **Who will not be allowed to speak?**

- Supporters of an application, as the applicant will be invited to address the Committee.
- Formal consultees, although their views will be clearly set out in the Committee Report.

## **How long can people speak for ?**

A balance has to be struck between the length of time allowed for objectors to speak and the efficient conduct of the Committee's business. No objector or applicant (or their representative) will be allowed to speak for more than five minutes, other than in exceptional circumstances and with the permission of the Chairman.

## **Will there be more than one opportunity to speak?**

The opportunity to speak will normally only be allowed at the meeting which decides whether or not permission should be granted. If the committee defers making a decision (e.g. for a site visit), no objector or applicant will be allowed to address the Committee again at a subsequent meeting but their views will be considered.

## **At the Meeting:**

- Both you and the applicant will be allocated seats in the Council Chamber before the meeting starts.
- Other objectors not speaking will be directed to the public gallery.
- You will be invited to address the Committee following the presentation of the committee report on the relevant application.
- The applicant will be given their right to respond to the points you raise.
- With the Chairman's permission, you and the applicant may be questioned by Members of the Committee or by the officers about the points you have made.
- After an application has been considered by DCR committee members, you and the applicant will leave the committee room.

If, after reading this leaflet, you wish to clarify any aspect of an application please contact the planning application case officer. Case officers can be reached via:

Tel: 01539 713 066 // Fax: 01539 713 439

Email: [developmentcontrol@cumbria.gov.uk](mailto:developmentcontrol@cumbria.gov.uk)

**Please remember that if you wish to present your views in person you must notify the county council's Democratic Services Unit of your intention to speak. It is advised that you do this at the earliest opportunity, and certainly no later than 3 working days before the relevant Committee meeting. Any requests received within those three working days before the meeting will be refused and you will not be permitted to speak at Committee.**

Tel: 01228 226 906 // Fax: 01228 606 372

Email: [democratic.services@cumbria.gov.uk](mailto:democratic.services@cumbria.gov.uk)

Or write to the following address:

Senior Democratic Services Officer

Development Control & Regulation Committee

The Courts

Carlisle

CA3 8NA

### **Some Useful Web Links:**

List of DCR Meeting Dates and Agendas:

[councilportal.cumbria.gov.uk/ieListMeetings.aspx?Committeeld=124](http://councilportal.cumbria.gov.uk/ieListMeetings.aspx?Committeeld=124)

Details of DCR Committee Membership:

[councilportal.cumbria.gov.uk/mgCommitteeDetails.aspx?ID=124](http://councilportal.cumbria.gov.uk/mgCommitteeDetails.aspx?ID=124)