

Mae'r ddogfen hon ar gael yn Gymraeg hefyd



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### SECTION 20

#### 20.1 [Planning Protocol](#)

## **SECTION 20 – PLANNING PROTOCOL**

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## **1. INTRODUCTION**

- 1.1 This Code of Practice is intended to guide the procedures by which Councillors ('Members') and officers of the Council deal with planning matters and to set standards of probity and conduct which the people of Conwy can expect of them.
- 1.2 As Planning affects peoples' lives and private interests, it can be very contentious. It is, therefore, important that the people of Conwy understand the system and have confidence in its integrity and transparency, and that Members and officers, involved in the 'planning' process, avoid impropriety or even the suspicion of impropriety. This approach is endorsed by the Committee on Standards in Public Life (the Nolan Committee), the District Audit and the Local Government Association.
- 1.3 Members must follow the *Code of Conduct for Members of Conwy County Borough Council* (Part III of which covers such matters as declarations of interests, gifts and hospitality) and the *Protocol for Member, Officer Relations*. When dealing with planning matters they must also act in accordance with this Planning Code of Practice.
- 1.4 A breach of this code, while not usually amounting to a breach of criminal law, may adversely affect the standing of the Council. It could result in a decision being judicially reviewed or in a complaint of maladministration, or an allegation of a breach of the Code of Conduct being made to the Local Government Ombudsman.
- 1.5 If Members or officers are in doubt about the application of the 'Code of Conduct for Members of Conwy County Borough Council' or of this Planning Code of Practice they should seek advice from the Council's Monitoring Officer.

## **2. GENERAL ROLES, RESPONSIBILITIES AND CONDUCT**

- 2.1 Members and officers have different, but complementary roles in the planning process. Members of the Planning Committee have different roles to those of other councillors.
- 2.2 Councillors who are Members of the Planning Committee determine the more significant and contentious planning applications received by the Council. In doing so these Members perform a quasi-judicial role and are required to consider all planning proposals against the wider public interest. Due to the nature of the role of the Planning Committee, Members of the Planning Committee must undertake training. Other applications are delegated to the Head of Regulatory and Housing Services to decide, as described in Paragraph 2.10.

2.3 Planning Committee Members shall:

- exercise personal responsibility in deciding whether to declare any relevant interest in any planning application that is before the Planning Committee for determination, and consider withdrawing from involvement in the decision. If in doubt, Members should consult and seek guidance from the Monitoring Officer.
- act fairly and openly and avoid any actions, which would give rise to an impression of bias.
- avoid inappropriate social contact with applicants and their agents, objectors and other interested parties.
- approach each planning application / issue with an open mind, avoiding preconceived ideas.
- not organise support or opposition to a planning application if they do not wish to affect their ability to vote at Planning Committee.
- carefully weigh up all relevant planning issues before making a decision.
- make decisions purely on planning grounds in the public interest and not favour, or appear to favour, any person, company, group or locality, (and whilst Committee Members have a special responsibility to their Electoral Division constituents, including those who did not vote for them, their Planning duty is to the whole community).
- not decide how to vote on applications on the basis of a political 'whip', but only on the planning merits of each case, (subjecting a planning decision to the discipline of the political 'whip' could amount to maladministration and result in Ombudsman intervention).
- give planning reasons / justification for their position and proposals.

**Members of the Planning Committee who are also members of Community / Town Councils**

2.4 Membership of a Community / Town Council provides an opportunity to listen to local views and does not of itself give rise to a conflict of interest for a Planning Committee Member provided he / she maintains an open mind until all the evidence and arguments have been presented at the Planning Committee.

2.5 Legally a Member may participate and vote when a planning application is under consideration at a meeting of the Community / Town Council. However, such involvement could give rise to a perception that the Member had already formed a view as to how he / she would vote in advance of reading the full and final report to the Planning Committee, and hearing the debate and could give rise to allegations that the Member has predetermined the application. That could undermine the integrity of the decision made by the Planning Committee and the decision could then be challenged on appeal, in the courts or by a claim of maladministration made to the Ombudsman.

2.6 Members should therefore give careful consideration as to whether they should take part in debates and vote at both the Community / Town Council, or at the Planning Committee, but not both. Members should seek advice from the Monitoring officer if in any doubt.

## **Non-Committee Members of the Council**

- 2.7 Non-committee members representing their ward are entitled to speak at Committee but should register with the Chair prior to the meeting and shall abide by the same rules as members of the public (subject to declarations of interest), but may not vote. Such Members do not act in the quasi-judicial role performed by Committee Members, but shall: -
- act fairly and openly and avoid any actions, which would give rise to an impression of bias or undue influence.
  - avoid inappropriate social contact with applicants and their agents, objectors and other interested parties.
- 2.8 Such Members may express support for a particular opinion in advance of the matter being considered by the Planning Committee (or by the Head of Regulatory and Housing Services under delegated powers).

## **Officers**

- 2.9 The function of officers is to support and facilitate Councillors in their work and to implement lawful decisions.
- 2.10 The Head of Regulatory and Housing Services makes decisions on the majority of planning applications under delegated powers and makes recommendations on more significant and contentious applications and other planning matters for decision by the Planning Committee and the Council. In considering applications and in advising Members and the public on planning policy, the determination of planning applications, enforcement and other planning matters, officers must: -
- act fairly and openly and avoid any actions, which would give rise to an impression of bias.
  - avoid inappropriate social contact with applicants and their agents, objectors and other interested parties.
  - approach each planning application / issue with an open mind, avoiding preconceived ideas.
  - carefully weigh up all relevant planning issues.
  - make decisions purely on planning grounds having regard to the development plan and other material considerations.
  - give professional, objective and consistent planning advice.
  - provide a comprehensive and accurate analysis of the planning issues.
  - give a clear recommendation.
  - carry out the decisions of the Committee.
- 2.11 The Council's Legal Officers advise Members on legal and procedural matters. In doing so, they must: -
- act fairly and openly and avoid any actions, which would give rise to an impression of bias.

- avoid inappropriate social contact with applicants and their agents, objectors and other interested parties.
- give professional, objective and consistent advice.
- carry out the decisions of the Committee so far as they relate to the completion of any legal agreement, or instigation / defence of proceedings etc.

### **3. ADMINISTRATIVE PROCESSING ARRANGEMENTS**

#### **Planning application notification**

- 3.1 All Members of Council will be informed of the submission of all planning and related applications through the “Weekly List of Planning Applications Submitted” in the Members' Information Bulletin. All applications registered since 15<sup>th</sup> July 2013 are available to view on the Council' website.
- 3.2 The weekly applications list will indicate whether the application decision is to be made by the Planning Committee or by officers under the scheme of delegation

#### **Meetings with applicants and objectors**

- 3.3 Local Members will not usually be invited by officers within the Development and Building Control section, to any general meetings with applicants or objectors to discuss an application in their electoral division, although they may be invited by the applicant / objector. Should Members attend any such meetings they should be aware of the need to avoid any indication of prior determination.
- 3.4 Local Members will be informed of public meetings being held in respect of any application relating to land or property in their electoral division, which are either being organised by the Council or by officers from Development and Building Control.
- 3.5 For applications comprising of new major development proposals, local ward members will also be notified of the proposals through the pre-application consultation process. This is a statutory process undertaken by the developer before a planning application is submitted.

#### **Determination process**

- 3.6 Should a Member wish for an application, designated to be determined under delegated powers, to be determined by the Planning Committee. He / she should make a request in writing to the Chairperson of the Planning Committee and the Development and Building Control Manager within 2 weeks from the application appearing on the weekly list of planning applications in which the receipt application is notified. The request should state the reasons why determination by the Planning Committee is necessary

- 3.7 Such requests for determination by the Committee shall be strictly adhered to and that out of time requests and requests with no valid planning reasons will not be considered.
- 3.8 Members shall not put pressure on officers to make particular recommendations or decisions nor to change recommendations or decisions in respect of any application. Members should abide by the Code of Conduct at all times.

#### **4. PRE-APPLICATION AND ENFORCEMENT DISCUSSIONS**

- 4.1 Discussions and negotiations are essential in the Planning process as these discussions can bring about improvements that can make an application acceptable or otherwise remedy problems, which can help to speed up the Planning application process and aid any negotiation that may form part of an Enforcement investigation.
- 4.2 Such discussions will normally take place at officer level and Members shall, wherever possible, refer requests for such advice to the officers. If Members become involved in such discussions they should make it clear that their views are personal and provisional and they may wish to make a record of the discussion.
- 4.3 All officers taking part in such discussions shall:
- identify the decision making process applicable to the application / issue under discussion.
  - make it clear that only personal and provisional views can be expressed which will not bind the Council to reach a particular decision when determining an application.
  - express views in the context of the development plan and other material planning considerations.
  - be consistent in interpreting planning policies and Government guidance.
  - advise applicants and neighbours / objectors on procedural matters.
- 4.4 Occasionally local residents or Community / Town Councils will arrange public meetings to discuss a current application and may invite the applicants, Members and officers to attend. Given the need to avoid pre-determination, Members of the Planning Committee should consider carefully whether they should attend such meetings. If Planning Committee Members and officers do attend such meetings they shall only use them for fact-finding only; shall not express an opinion for or against the proposal and shall otherwise act in accordance with Paragraphs 2.4 to 2.6 and 4.2.

## **5. LOBBYING OF MEMBERS OF THE PLANNING COMMITTEE**

- 5.1 Lobbying is the process by which applicants; agents, neighbours, non-Committee Members and other interested parties may seek to persuade Councillors on the Planning Committee to come to a particular decision. It is legitimate for them to approach Members of the Planning Committee and such discussions may help Members to understand the issues and concerns. As stated in the “Nolan Committee Third Report”, it is essential for the proper operation of the Planning system that local concerns are adequately ventilated”
- 5.2 In responding to approaches of this kind, Planning Committee Members should not publicly express an opinion that may be taken to indicate that they have made up their minds prior to hearing all the evidence and arguments, which will be presented at the Planning Committee. They should explain their position in respect of probity if they express an opinion on a proposal before consideration at the Committee. They should;
- explain the procedures by which representations can be made.
  - indicate that a decision will be taken only when all relevant planning considerations have been taken into account.
  - explain the kinds of planning issues that the Council can take into account.
  - report issues raised to the officers or direct the public to the Officers so that their views can be considered.
- 5.3 Although it is not unlawful for a Member of the Planning Committee to publicly support a particular outcome, or express a view on an application prior to the meeting of the Planning Committee, such involvement could give rise to a perception that the Member had already formed a view as to how he / she would vote in advance of reading the full and final report to the Planning Committee, and hearing the debate and it could give rise to allegations that the Member has predetermined the application. That could undermine the integrity of the decision made by the Planning Committee and the decision could then be challenged on appeal, in the courts or by a claim of maladministration made to the Ombudsman.
- 5.4 Accordingly, Members should avoid giving any indication that they have formed a view on an application prior to consideration of a full report and debate at Planning Committee.

## **6. PLANNING APPLICATIONS SUBMITTED BY MEMBERS, COMMUNITY / TOWN COUNCILS AND OFFICERS**

- 6.1 Applications submitted by Members of the Council, Chief Officers, or officers employed within the Development Management function (including close relatives) and the officer recommendation is to grant permission shall be decided by the Planning Committee and not, under delegated powers by the Head of Regulatory and Housing Services.

This will also apply where the Member is acting as an agent for another party.



- 6.2 The affected Member(s) must declare their interest / relationship and withdraw from involvement in the decision and take no part in the decision.
- 6.3 Where a Community or Town Council submits a planning application, the County Borough Council Members who are also Members of that Community or Town Council should disclose their interest and not vote on that application should it come to Committee for decision.

## **7. PLANNING APPLICATIONS SUBMITTED BY THE COUNCIL**

- 7.1 It is essential that the Council treat applications for its own development or on land owned by the Council (or a development involving the Council and another party) in a similar manner to all other applications and that this is seen to be the case.
- 7.2 All such proposals will be subject to the same administration processes, including consultation, as private applications. Determination shall similarly take into account planning policy and any other material planning considerations.
- 7.3 In order to ensure transparency and openness in dealing with such applications, Council proposals (apart from those listed below) will not be dealt with under delegated powers, but will be determined by the Planning Committee. Some applications will be minor in nature and it is considered that the following applications will not be referred to Planning Committee unless they are triggered by other sections of the scheme of delegation: variation of condition, non-material amendments, discharge of conditions and prior approval/notification applications.

## **8. OFFICER'S REPORTS TO THE PLANNING COMMITTEE**

- 8.1 All Planning matters considered by Planning Committee will be the subject of appropriate written reports by the Head of Regulatory and Housing Services (or, in the case of legal matters, the Head of Law and Governance) incorporating the recommendations. Such reports shall be comprehensive, but succinct in setting out the key planning (or legal) issues to be considered (in terms of the provisions of the development plan and other material planning considerations), the substance of any representations received and any relevant planning history.
- 8.2 Members shall not put pressure on officers to make particular recommendations or decisions nor to change recommendations or decisions in respect of any application.

## **9. PLANNING OBLIGATIONS**

- 9.1 The Planning Committee may, when considering the merits of an application, consider any planning obligation that has been recommended as part of the planning process and should form a view solely on the basis of the contents of the application and should take into account the planning obligations only to the extent that they are necessary to make a proposal acceptable in land use planning terms and meet the tests in the CIL Regulations. A planning obligation may only constitute a reason for granting planning permission for the development if the obligation is—
- (a) 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.
- 9.2 Members should avoid becoming involved in discussions with applicants, prospective applicants, their agents, landowners or other interested parties regarding benefits, which may be offered to the Council or benefits which the Council itself wishes to obtain.

## **10. CONDUCT AND PROCEDURE OF PLANNING COMMITTEE MEETINGS**

- 10.1 The Chairperson of the Planning Committee is responsible for the conduct of the meeting in accord with Council Procedure Rules and other procedures and for the effective delivery of business in a professional, courteous and transparent manner. The Members of the Committee and officers shall respect that role and behave in a manner that is commensurate with the high standards of conduct and propriety that are expected in public office.
- 10.2 The Chairperson will seek to ensure that Members and officers are treated in accordance with the Council's agreed Protocol For Member / Officer Relations, with regard to:
- the political neutrality of officers.
  - the independence of officers.
  - mutual respect, courtesy, civility and professionalism with respect to differing views.
- 10.3 Members of the public, Local Electoral Division and Cabinet members are usually only allowed to speak once for each application and in line with the. [Guidelines for people speaking at Planning Committee \(conwy.gov.uk\)](http://conwy.gov.uk).
- 10.4 If an application is referred back to the Planning Committee. Then in exceptional circumstances a further opportunity may be given to speak (in accordance with the above), but only where there has been a significant change to the application and with the Chair of the Planning Committee's consent.
- 10.5 Officers wishing to speak in support or against an application are required to abide by the same rules as a member of the public.

- 10.6 If these guidelines are not followed and the meeting is disrupted by the public the chairperson may suspend the meeting until the matter is resolved, or in extreme situations, close the meeting to the public.

### **Procedure**

- 10.7 The deliberations of the Committee will be confined to the published agenda plus any urgent items that have been accepted by the Chairperson in accord with the Local Government Act 1972. The order of business will generally be in accord with the agenda but the Chairperson will seek to bring forward items of business that members of the public or applicants have come to hear.
- 10.8 The Chairperson will ensure that meetings of the Planning Committee are conducted in accordance with the Council's Committee Procedure Rules and safeguard that appropriate debate is able to take place in a structured and professional manner, with Members being given the opportunity to raise material planning issues (normally through a single presentation). The Chairperson will seek to avoid repetition or irrelevant debate.
- 10.9 Members shall endeavour to give not less than 24 hours notice (preferably in writing) to the Head of Regulatory and Housing Services of questions requiring a technical or detailed response so that an appropriate response can be prepared for the meeting of the Planning Committee.
- 10.10 Each planning decision shall be by way of a majority vote, taken in accord with Council procedures and this Code of Practice.
- 10.11 Planning officer(s) will update the Planning Committee on each application in respect of submissions and other material matters not addressed in the main report and, through the Chair, will be responsible for responding professionally to Member questions.
- 10.12 Appropriate legal or administration officers will be responsible for advising the Chairperson and the Committee on matters of procedure and protocol.
- 10.13 Where officers advise the Chairperson of material professional concerns or potential consequences of a particular course of action (or of any potential liabilities or errors of fact) officers shall be afforded reasonable opportunity to concisely explain those matters to the Planning Committee before it reaches a decision.

## **11 PLANNING COMMITTEE SITE INSPECTIONS**

### **Purpose of Committee site inspections**

- 11.1 Committee site inspections are fact-finding exercises to allow Planning Committee Members to make a more informed decision than would be possible from reading the officer's report and considering the views expressed at the Planning Committee meeting.

- 11.2 The sole purpose of site inspections is to allow Members to look at the site and its surroundings. In conducting the site visit, the Members will not enter into any debate on the application express a prior opinion, or lobby for any particular decision or come to any decision.

### **Requests for Committee site inspections**

- 11.3 Requests for Committee site visits in respect of non-delegated items shown on the weekly list shall be made in writing to the Chair (and Development and Building Control Manager) within 2 weeks of the issue of the Weekly List giving substantive and relevant reasons why a site assessment by the Committee is considered appropriate.
- 11.4 Applications referred to the Committee at the request of a Member with the approval of the Chair shall only be subject to a site visit under similar terms to those outlined below.

### **Criteria for agreeing to hold site inspections**

- 11.5 Site visits requested after the application appears on the Committee report, will delay the determination of the application. While the decision whether or not to undertake an inspection in such circumstances is a matter for the Planning Committee, Members shall only make such visits where the Planning Committee cannot otherwise make an appropriately informed decision and the inspection would have substantial benefit. Examples where a site visit would not normally be appropriate include where:
- purely policy matters or issues of principle are involved.
  - the Member simply disagrees with the conclusion reached in the report.
  - the Member wishes to consider boundary or neighbour disputes.
  - loss of property values.
  - any issues which are not material planning considerations.
  - where Councillors have already visited the site within the last 12 months, except in exceptional circumstances.
- 11.6 Members shall only resolve to defer the determination of an application for a site visit after an application has been discussed and deliberations have identified a significant reason why a decision cannot be reached without a Committee assessment of the site context with the reasons being minuted.

### **Notification of site inspections**

- 11.7 All Council Members will be notified of site inspections. The applicant will usually be notified, to facilitate access to the site.
- 11.8 A list of site visits and times will be publicised in accordance with the normal arrangements and the statutory requirements for Committee meetings.

### **Attendance at site inspections**

- 11.9 Members of the Planning Committee (together with any local Member and a Community / Town Council representative) will carry out the inspections. Non-Committee Members may also attend at the discretion of the Chairperson.
- 11.10 Members may only enter onto the site with the permission of the site owner who has the right of attendance at the site inspection.
- 11.11 The public does not have a right of access to a site but may attend and view the site by way of public vantage points or on-site with the consent of the owner.
- 11.12 The public cannot address the meeting, except to answer questions from the Chair of the Committee on issues of fact.
- 11.13 If a Member finds it necessary to visit a site alone, he or she shall view it from public vantage points only, seek to avoid discussion with interested parties, and (if dialogue occurs) make it clear that a decision will be taken when it has been discussed by the Planning Committee after the site inspection.

### **Conduct at site inspections**

- 11.14 The inspection will be chaired by the Chairperson or Vice Chair of the Planning Committee who will ensure that it is conducted as a single meeting and in an orderly fashion.
- 11.15 The Planning Officer will give a brief summary of the application and the site inspection issues at the beginning of each site visit.
- 11.16 Members of the Planning Committee attending the site inspection shall not make comments that would create an impression that they have already formed a view on the merits of the application.
- 11.17 Members of the Planning Committee shall not discuss the application, other than to clarify issues of fact, and shall not make a decision while on site.
- 11.18 Only with consent from the Chair of Planning Committee can Non-Committee members including the local member address their colleagues on issues of fact pertaining to the site context.
- 11.19 The applicant or members of the public will not be permitted to address Members during the site inspection, but may be asked to clarify issues of fact by the Chairperson. A representative of a Town / Community Council invited to attend a site inspection will be entitled to address Members with regard to, or expand on representations made by the Town / Community Council in relation to that particular application. The Town / Community Council representative shall not be permitted to express his / her personal views on the application where they differ from those of the Town / Community Council as a body.

11.20 Members may through the Chairperson, ask questions of officers, applicant, Town / Community Council representatives or public to clarify factual matters relevant to the site inspection. Any such questions put to the applicant; Town / Community Council representative, or public shall be put so that all parties can hear them.

11.21 If a request is received from a third party to inspect the site from a different location, the Members, as a group, should take the view whether to do so. Unless there are good reasons not to do so, such a request should normally be acceded to but only if all participants at the site inspection are extended the same invitation

## **12. PLANNING COMMITTEE DECISIONS CONTRARY TO OFFICER RECOMMENDATION**

12.1 From time to time the Committee will disagree with professional advice given by the officers and may decide to determine an application contrary to that advice. When this occurs the Chair of the Planning Committee will ensure that the following principles are followed: -

- members shall clearly express the planning reason(s) for their decision (and these shall be minuted).
- a member proposing refusal of an application for which the officer recommendation is approval shall state his/her reasons prior to the vote being taken.

12.2 When the Committee has voted to determine a planning application contrary to the recommendation of officers, a formal decision will not normally be made on the application until after a consideration of a further report to be submitted by officers to the next subsequent meeting of the committee. Exceptionally, where the Committee decides that circumstances prevent it deferring the application, the reasons for this will be clearly stated, agreed and recorded in the minutes of the meeting.

12.3 Officers shall be given an opportunity to explain to the Planning Committee the planning and/or legal implications of their intended decision before the decision is confirmed.

12.4 Where the Planning Committee wishes to add or amend conditions / reasons or attach a planning obligation, officers shall be given the opportunity to explain the planning and / or legal implications before the decision is confirmed.

## **13. APPEALS AGAINST COUNCIL DECISIONS**

13.1 Officers will organise and generally appear as witnesses at planning appeals and other proceedings on behalf of the Council. In some circumstances (such as where specialist evidence is required or where a Member decision is contrary to officer recommendation) it may be necessary to appoint consultants to appear for the Council.

- 13.2 In giving evidence Officers will present the best possible case on behalf of the Council while complying with the RTPI Code of Professional Conduct<sup>3</sup>.

*3The Royal Town Planning Institute Code of Professional Practice requires, inter alia, that Planning Officers who are members of the Institute do not make statements purporting to be their own, but which are contrary to their bona fide professional opinion.*

- 13.3 In cases where the appeal is against a decision which the Committee has made contrary to officers recommendation, the planning officers may be unable to defend decisions on appeal (due to requirements of the professional conduct rules of the Royal Town Planning Institute) and the Planning Committee should be aware of this before the final vote is taken. In such cases, the Committee shall nominate (at least) two of its members who voted contrary to the recommendation to appear at any appeal and explain the Committee's decisions and the reasons for them. These should normally be the proposer and seconder of the proposal, which was contrary to officers' recommendation. Two back up members should also be selected to be involved if for any reasons the two main members (proposer and seconder) are unable to participate in the appeal process.
- 13.4 Members can have an important role to play in appeals and may, within set deadlines, make written representations to the Inspector and may also appear at informal hearings or as a witness at public local inquiries. In doing so they should state whether they are acting in their local Councillor capacity or, exceptionally, representing the Council's case.
- 13.5 Planning and Legal Officers will support Members attending or wishing to make representations at appeals and advise them on preparing and delivering evidence. Legal Officers will attend Inquiries and / or assist in preparing representations when Legal representation is required

## **14. MEMBER TRAINING**

- 14.1 A Member of the Planning Committee shall have completed a basic Members requirements course (or similar refresher course provided by in-house or external source) within the previous four years and shall not be allowed to vote on the Committee without meeting such requirement.
- 14.2 All Members of the Committee will be expected to attend training sessions that have been identified by the planning Committee as necessary to provide essential update or skills in respect of changing Planning requirements and failure to do so will result in a loss of voting powers until such time as equivalent training has been undertaken.

- 14.3 Additional training should be provided in respect of matters of interest or general benefit. Members should make every effort to attend such sessions (to be normally scheduled for between 30 and 60 minutes before a Planning Committee meeting).. A record of such attendance would be kept but would not affect voting powers.

## **15. REVIEW OF DECISIONS**

- 15.1 The Audit Commission's Report 'Building Quality' recommends that Councillors should visit a sample of implemented planning permissions to assess the quality of the decisions. The purpose of such a review is not to change decisions, but to assess and improve the quality and consistency of decisions and thereby strengthen public confidence and assist in reviewing planning policy.
- 15.2 The Planning Committee will undertake an annual review of a sample of planning decisions made by the Committee. The review will include examples from a range of development types (e.g. major residential proposals, and listed building consents) and, where it is considered appropriate and beneficial, include visits to the sites.
- 15.3 The Planning Committee will formally consider the results of the review and decide whether it gives rise to the need for new procedures and practices.
- 15.4 The outcome of appeals against the decisions of the Council will be reported regularly to Planning Committee so that any lessons can be learned. The outcome of enforcement cases and legal proceedings will also be reported regularly so that the Planning Committee is kept up to date.