

What is Development Control?

Development Control is the process that regulates the development and use of land. This includes the construction of new buildings, the extension of existing ones and the change of use of buildings or land to another use. Development such as new houses, industrial buildings and shops is important for sustaining the economic success of the district, but it is also important that we protect and improve the quality of the environment, not only in our towns and villages, but also in our outstanding countryside.

Ryedale District Council has one Area Planning Committee that meets every 4 weeks to make decisions on planning applications and consider whether to take action against unauthorised development.

The Planning Committee is advised by the Development Control Team - professional planners who carefully assess proposals against local and national planning policies.

Every year the Development Control Team handles about 1300 planning applications of various types, and investigates some 150 to 200 alleged breaches of planning control. Although the Planning Committee decides the major applications and those which attract significant objections, the power to deal with most minor applications has been given to the D. C. Manager.

Ryedale District Council's Development Control Service is committed to providing an excellent service for all of its users. Accordingly the following list of standards sets out what level of service you can expect when you submit a planning or other type of application to, or make enquiries of, the Section.



Generally

- * We will treat all customer enquiries politely, helpfully and fairly
- * We aim to decide applications efficiently and to give decisions on:
 - 60% of major applications within 13 weeks
 - 65% of minor applications within 8 weeks
 - 80% of all other applications, (including householder proposals) within 8 weeks (Revised Best Value Performance Indicators 109 a, b & c)
- * We will ensure that all planning applications are publicised in accordance with the law, to ensure that interested persons have the opportunity to comment
- * We will carefully consider all views that are made on planning applications before a decision is reached
- * We will explain the development control process clearly and correspond with customers in plain English
- * We will regularly publish details of our performance and report them to the Planning Committee.

Before Submitting a Planning Application

We operate a Planning Surgery between the hours of 5.00 p.m. and 7.00 p.m. on Wednesday evenings. A 15-minute appointment can be made for a pre-application discussion or advice by prior appointment with the Planning Office. Tel. 01653 600666 ext 381

Alternatively, general information and advice can be obtained from a Planning Officer by prior appointment during office hours (Monday-Thursday 8.30 a.m. - 5.00 p.m., Friday 8.30 a.m. - 4.30 p.m.)

- * We welcome the opportunity to talk to you about your proposal (in confidence if you wish) before you make your application
- * We aim to answer 'phone enquiries that cannot be dealt with immediately within 1 working day
- * We will advise you informally on whether, in an Officer's opinion, your proposal is likely to get permission
- * We will provide information about planning policies and past decisions (which may involve a charge), the dates for Planning Committee meetings and a list of Committee Members
- * We will, on request and for a fee, provide you with a site plan based on the local Ordnance Survey Map of the area to accompany your planning application
- * We will provide advice notes on how to make a planning application, on the Council's requirements for common types of development, and on the fees the Council is required to charge you towards the cost of handling your application

Before Your Submitted Application is Determined

- * We aim to contact you within 3 working days if your application is incomplete or invalid and explain what is missing or how to correct any mistakes
- * In the case of valid applications we aim to register them and write a letter to confirm that this has been done within 3 working days. The letter will:
 - Set out your rights
 - Name the person(s) who will be looking after your case who will be able to tell you about the progress of your application
 - Give a target date for a decision normally within 8 weeks of receipt
- * We will make available for public inspection details of all valid applications within 3 working days of registering them
- * We will undertake consultations within 5 working days, and give a deadline for response
- * We will publicise all applications with a site notice

- * We aim to write to you within 20 working days of registering your application if we consider either that more detailed information about your proposal is needed before it can be determined, or that certain revisions could be made which would increase the likelihood of permission being granted. We may need more time to consider applications changed in this way, especially if a consultee requests additional information (for example, the highway authority)
- * We aim to acknowledge your comments on a planning application within 3 working days
- * We will advise you if your application is to be recommended for refusal, tell you why and confirm the date of the Planning Committee meeting
- * We will make all the consultation responses and letters received regarding your planning application available for you to inspect in the week preceding the meeting of the Planning Committee

After Your Application is Determined

- * We aim to dispatch your decision notice within 3 working days of making the decision. If your application is turned down or approved subject to conditions, the reasons for refusal or the conditions will be explained clearly.
- * We will put copies of decisions in the Public Register within 3 working days of sending them out.
- * We aim to let anybody who makes comments on a planning application know the decision within 5 working days of sending out that decision.
- * If you are submitting details required by a condition of your permission and these are straightforward (for example, the type of materials you propose to use) we aim to decide whether your proposals are acceptable within 10 working days of receiving them.
- * We will advise you how you can appeal to the Department of the Environment if your application is refused.

Breaches of Planning Control

- * We will acknowledge all reported breaches within 5 working days
- * We will aim to investigate all reported breaches within 20 working days
- * We will inform the complainant of our initial findings within 5 working days of investigating the complaint
- * We will attempt to deal with any breach by negotiation. Where this fails, and further action is necessary, we will seek authority from the Planning Committee or pursue the matter through officer delegated powers.
- * We will inform the complainant of the Committee decision within 5 working days
- * We will provide progress reports on enforcement matters to the Planning Committee every quarter.