

# REPORT FOR NOTING

<b>DECISION OF:</b>	<b>PLANNING CONTROL COMMITTEE</b>
<b>DATE:</b>	<b>26th April 2022</b>
<b>SUBJECT:</b>	<b>REVIEW OF DEVELOPMENT MANAGEMENT VALIDATION CHECKLIST CRITERIA</b>
<b>REPORT FROM:</b>	<b>HEAD OF DEVELOPMENT MANAGEMENT</b>
<b>CONTACT OFFICER:</b>	<b>DAVID MARNO</b>
<b>TYPE OF DECISION:</b>	<b>COUNCIL</b>
<b>FREEDOM OF INFORMATION/STATUS:</b>	This paper is within the public domain
<b>SUMMARY:</b>	The report outlines the review of the Council's local checklists that are required for the validation process of planning applications submitted.
<b>OPTIONS &amp; RECOMMENDED OPTION</b>	The Committee is recommended to note the report.
<b>IMPLICATIONS:</b>	
<b>Corporate Aims/Policy Framework:</b>	Do the proposals accord with the Policy Framework? YES
<b>Statement by the S151 Officer: Financial Implications and Risk Considerations:</b>	Executive Director of Resources to advise regarding risk management N/A
<b>Statement by Executive Director of Resources:</b>	N/A
<b>Equality/Diversity implications:</b>	N/A
<b>Considered by Monitoring Officer:</b>	N/A
<b>Wards Affected:</b>	ALL
<b>Scrutiny Interest:</b>	N/A

**TRACKING/PROCESS****DIRECTOR:**

Chief Executive/ Strategic Leadership Team	Executive Member/Chair	Ward Members	Partners
Scrutiny Committee	Committee	Council	

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**1.0 Background**

- 1.1 There are national requirements setting out what information is required to make a valid application for planning permission but a local planning authority may also publish a local validation checklist specifying its own local requirements for the supporting information required to make a valid application for planning permission. Local information requirements have no bearing on whether a planning application is valid unless they are set out on such a list.
- 1.2 Information included on local validation checklists should be:-
- reasonable having regard, in particular, to the nature and scale of the proposed development; and
  - about a matter which it is reasonable to think will be a material consideration in the determination of the application.
- 1.3 The Government advises that local validation checklists should be reviewed every two years.
- 1.4 Bury's checklists were updated in March 2020? and updated in September 2020? to incorporate Sustainable Urban Drainage Systems information to bring a uniform approach across the whole of Greater Manchester.
- 1.5 This report sets out the required review process that has been undertaken.

**2.0 Bury's Checklists**

- 2.1 Bury has always acted in a reasonable way in terms of validating applications and it has not insisted on reports being submitted for submitting sake, simply because an item is on a checklist. Instead, the Local Planning Authority has always been reasonable, and always considered what a development is and whether the proposals can reasonably be consulted upon and determined with the submitted information. Where it was considered that information was required, this is requested. Where an agent or applicant disagreed, an application will be validated and will be considered on its merits, taking on board the representations made by an applicant or their agent.
- 2.2 It is reasonable that all participants in the planning process are operating on a level playing field with no ambiguity over what is needed to accompany a development proposal, so that all who are involved, including the public during consultation, can see and understand a development proposal.

- 2.3 The validation checklist criteria adopts a Greater Manchester wide standard by which information accompanying planning applications can start and ensure that applications are reasonably standardised when submitted.
- 2.4 It must be noted that the process of validation is not a judgement on the merits of a scheme. Validation is about whether there is sufficient information to understand a proposal and consult upon it. The assessment process is then carried out by the team, who then determines the acceptability of a proposal, following the usual steps of consultation and consideration and where required, referral to the planning committee for determination.
- 2.5 It must be noted that the process of validation is not a judgement on the merits of a scheme. Validation is about whether there is sufficient information to understand a proposal and consult upon it. The assessment process is then carried out by the team, who then determines the acceptability of a proposal, following the usual steps of consultation and consideration and where required, referral to the planning committee for determination.

### **3.0 Conclusion**

- 3.1 The validation checklists (link below) have been checked and are considered to reflect the current requirements for planning applications, in light of legislation, guidance and updates from the NPPF, no changes are proposed.
- 3.2 If Committee agree with the report that no changes are necessary, an announcement to this effect will be published on the Council's website and the local validation checklists will be republished without any changes.

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#### **List of Background Papers:-**

SI. 2015 - No. 595 - Town & Country Planning (Development Management Procedure)(England) Order 2015

Validation checklists – <https://www.bury.gov.uk/index.aspx?articleid=10770>

#### **Contact Details:-**

**David Marno**

**Head of Development Management**

**Department for Business, Growth and Infrastructure**

**3 Knowsley Place**

**Bury**

**BL9 0EJ**

**Tel: 0161 253 5291**

**Email: [d.marno@bury.gov.uk](mailto:d.marno@bury.gov.uk)**