Public Speaking at Planning Committee –
one way you can affect planning decisions

Members of the public are welcome to attend Planning Committee meetings and can also speak on matters which might affect them.

The Committee considers planning applications which cannot be decided by officers alone (using "delegated powers"). In addition, any application can be "called in" by a Member for consideration by the Committee, provided they can justify their reasons for doing so.

You can find out contact details for your local Councillor on our website https://www.southnorfolkandbroadland.gov.uk/broadland-councillor-information

Who can speak

- Parish / town council representatives (maximum 5 minutes for each council)
- Objectors (maximum 5 minutes per person)
- Supporters (maximum 5 minutes per person or organisation)

There is a maximum total of 15 minutes for each of these three categories

How to let us know you want to speak

You will need to let us know before 5pm on the Friday before the meeting that you wish to speak. You will also need to provide a telephone number and / or email address (if you haven't already done so) so we can discuss the arrangements and timings with you, if necessary. These contact details will not be used for any other purpose than familiarising you with the Planning Committee process and will be disposed of after one month of the committee date. Your details will remain on the planning file for up to 7 years.

You can telephone 01603 430404 or email committee.bdc@southnorfolkandbroadland.gov.uk

Making your support or objection count

The Council has a Development Plan which has been through public consultation and which has to form the basis of all planning decisions. If an application is in line with this plan, then there would have to be compelling reasons before the Council could turn it down.

A planning application cannot be turned down just because there are a lot of objections – it will depend on the content of those objections. You can affect a decision if you can show there is a valid planning reason for your view. For example, this could be that the proposed access arrangements would be dangerous or that the

proposal is contrary to one of the Council's adopted planning policies. The Council is unable to take into account an objection based on the perceived reduction in the value of a neighbouring property to a proposed development.

This is not a reflection on whether the Council has sympathy or not with local opinions but because it is only able to take into consideration planning issues. If the Council turns down an application on grounds which are not relevant to planning, then the applicant can appeal and it is very likely the appeal would be upheld.

The development planning documents are on our website https://www.southnorfolkandbroadland.gov.uk/future-development

The Planning Committee

Dates of the meetings are available online and all reports will be published on our website four working days before the meeting https://www.southnorfolkandbroadland.gov.uk/broadland-committee-meetings/planning-committee

You will have a maximum of five minutes to make your point so you will need to be concise. You will not need to repeat submissions you have already made in writing as a summary of these will be in the committee report.

You will be invited to speak at the appropriate point on the agenda. Meetings can be several hours long but officers should be able to give you a rough guide to timings if you call a couple of days before the meeting.

You may be asked questions by the Committee once you have spoken but you will not be able to ask questions of either the Committee or officers. If you dispute anything within the report, you should raise this with the relevant Planning Officer well before the meeting.

In addition, you are not permitted to circulate any papers or photographs at the meeting.

Your name will be recorded in the Minutes as a speaker at the meeting and these Minutes will be published on the Council's website.

Constructive contributions are welcome

Everyone at the meeting is there to make sure the best decision is made and your contribution should be heard in an atmosphere of respect. However strongly someone feels, critical comments about individuals are not acceptable. If someone is libelled they can sue. The Chairman has the right to refuse to hear anyone behaving inappropriately.

Contact: 01603 430404 or email committee.bdc@southnorfolkandbroadland.gov.uk