

The Development Control Committee meets approximately every 3-4 weeks and the decision is made after considering a written report with recommendations from the officers. The Development Control Committee meeting is open to the public who may have the opportunity to speak directly to the Committee.

For more information about speaking at the Development Control Committee, a free leaflet entitled '**Planning Applications, having your say**' is available from the Council's offices, or the Council's website www.southhams.gov.uk.

Copies of the Development Control Committee report and recommendations are available for inspection at the meeting, at the Council's offices or the Council's website www.southhams.gov.uk at least 3 working days before the date of the meeting.

We hope this leaflet has helped you understand how your letter of representation fits into the planning process.



How to Contact Us Planning and Building Control

South Hams District Council

Follaton House

Plymouth Road

TOTNES

Devon TQ9 5NE

Tel: (01803) 861122

E-mail: development.control@southhams.gov.uk

To get this leaflet in another format
or language, tel. 01803 861234

INFO OCT/05

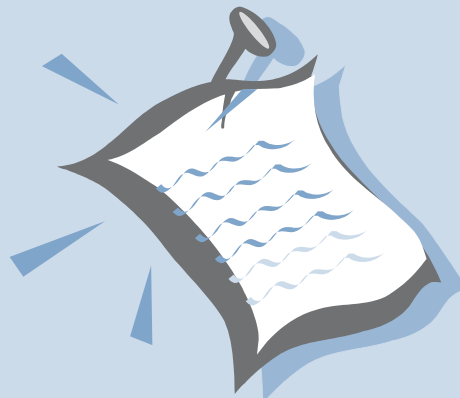
Designed and Printed at South Hams District Council,
Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE



South Hams
District Council

Planning & Building Control
Development Control

Your
**Letter of
Representation**
on an
application...



**...how it fits
into the
planning
process**

Development Control Advice

Oct 2005



What happens to your letter now?

Thank you for your interest in the application. Now that we have received your letter, it will be placed on the application file and made available for inspection by anyone, including the applicant, who wishes to view the file. Having made a representation you will be informed of the outcome after the decision has been made.



How does your letter influence the decision we make?

If you have objected to a proposal, it does not mean that the application will automatically be refused. Conversely, if you have supported the application, it does not mean that the scheme will be approved.

The planning process exists to regulate development in the public interest, and the Council has a duty to act fairly when considering development proposals. It has to balance the interests of the developer or applicant, who may wish to provide new housing, industry or a simple house extension, with those of local residents and neighbours who may be adversely affected by the proposal.



Beside considering comments made by local residents, the Council also has to take account of the views expressed by a range of other organisations such as the Parish or Town Council, and the wider policy context provided by Central Government guidance, the Structure Plan and the Local Plan.

So how is the decision made?

Before a decision is made, a planning officer will visit the site to consider the proposal in terms of its size, siting, design and affect on neighbouring uses, before making a recommendation as to whether the proposal is acceptable, or should be refused.

Many straight forward applications are determined by officers, rather than Councillors. Before making the decision, officers have to assess carefully all the planning considerations. Where an application has been the subject of an objection letter from an interested party, planning officers consult with ward Councillors and the Chairman of the Development Control Committee before the decision is made. Under the Council's arrangements, Councillors can ask for any application to be considered at committee, rather than by the officers. No decisions are taken without the ward Councillors being aware of your objection letter. It is the Councillor's decision whether or not an application is determined at committee.