

REPORT OF DIRECTOR OF PARK DIRECTION AND PLANNING

SUBJECT: WELSH GOVERNMENT CONSULTATION DOCUMENT: THE USE OF PLANNING CONDITIONS FOR DEVELOPMENT MANAGEMENT

Purpose of Report

To request delegation of consideration of the above document to the next Development Management Committee. This will allow time for further consultation and discussion with Brecon Beacons National Park Authority and Snowdonia National Park Authority.

Introduction

On 29 January 2014 the Welsh Government published the consultation document 'The Use of Planning Conditions for Development Management.' The consultation closes on 25 April 2014.

The Welsh Government considers that the current advice on the impositions of conditions set out in Circular 35/95 is in need of updating. A number of recommendations have been made in the 'Study to Examine the Planning Application Process' and also by the Independent Advisory Group with regard to the application and use of planning conditions. This consultation proposes to replace Circular 35/95.

It will provide contemporary guidance with regard to the effective implementation of planning conditions, as well as provide an updated list of model conditions to promote best practice in the use of conditions in Wales.

Officers propose to submit a response to the consultation document on behalf of PCNPA, and the Authority (on a rota basis) is also responsible for the co-ordination of a 3 Park response. Officers are currently in discussion with their counterparts in the 2 other National Parks on this matter.

Recommendation

That Members delegate authority to Development Management Committee for the further consideration and response to this consultation response.

Background Documents

<http://wales.gov.uk/consultations/planning/review-of-planning-conditions-circular/?lang=en>

<http://wales.gov.uk/topics/planning/planningresearch/planningappprocess/papers/planningappstudy/?lang=en>
<http://wales.gov.uk/newsroom/planning/2012/120917independentreport/?lang=en>

(For further information, please contact Vicki Hirst: Head of Development Management)

Author: Jane Gibson

Consultees: Vicki Hirst