

When amendments will be accepted on pending planning applications

Almost 80% of all Planning Applications received by Stratford-on-Avon District Council are granted planning permission and a significant number of these will involve some form of negotiation.

Negotiations during the course of an application are an important part of the planning process. They enable schemes to be amended and improved to;

- Meet the needs of technical consultees
- Address concerns raised by neighbours, Town/Parish Councils and Councillors
- Comply with the requirements of the adopted development plan
- Allow for a pragmatic response to the needs of the developers

The facility to make amendments is however not an alternative to a properly thought through and prepared application. In the case of planning applications which are not submitted on householder forms we welcome and encourage discussions before you submit an application via our pre-application advice service. Pre-application advice will give more certainty at an earlier stage and help resolve issues so that speedier decisions can be made. If you wish to seek pre-application advice from the Planning team please follow this link; <https://www.stratford.gov.uk/planning-regeneration/pre-application-advice.cfm>.

A very important part of the planning officers role is to make a recommendation on the acceptability or otherwise of the planning application. Having considered all relevant factors the planning officer might conclude that the proposal is unacceptable for a number of reasons. In this case a further judgement is required on whether negotiations should be carried out in an attempt to make the scheme acceptable.

When we negotiate

A number of factors will influence when we accept negotiations. The main factors are policy considerations and the scale of amendments required.

Planning Applications typically fall into one of the following categories;

1. Scheme acceptable as submitted –**Grant without negotiation**
2. Scheme unacceptable as submitted - **Refuse without negotiation**
If the proposed scheme is clearly contrary to adopted planning policies for example, it is unlikely that negotiations can overcome this. In this case the planning case officer will proceed to progress the application to a determination. The decision notice will detail the reason(s) for refusal of the application which will provide clarification of why the development is unacceptable so that an applicant can seek to address the issues raised in a re-submitted application, if they wish to do this.

3. Scheme unacceptable as submitted but needs only minor amendments to make it acceptable which would not materially alter the application – **Grant following negotiation**

If your scheme only requires a relatively minor change to make it acceptable, the presumption is that negotiations will be undertaken to obtain satisfactory amended plans and/or supporting documentation before the application is put forward for a decision. Guidance on cases which can normally be treated as minor amendments to current planning applications is provided below.

Minor amendments to current planning applications

The table below provides guidance on cases which can normally be treated as minor amendments to current planning applications.

<i>Type</i>	<i>Amendments</i>
Re-siting of a building	Minor re-siting
Reducing the size of a building	✓
Increasing the size of a building	Minor increases in size, depending on the effect on the appearance of the building and the area, and the effect on neighbours amenity
Change of Elevations	Changes to elevations, depending on the effect on the appearance of the building and the area, and the effect on neighbours amenity
Change of internal design	✓
Change of external materials	✓
Change of access or parking	Changes to access arrangements (usually with further publicity if the access is moved to a different position)

Please note that this list is not exhaustive and whether amendments constitute a minor amendment will be a matter for consideration by the planning case officer.

Amendments to current planning applications will not normally be accepted where this would delay the decision of the application beyond Government targets

What happens if you are asked to amend your plans or to provide additional information?

If you are asked to amend your plans and the case officer confirms that they will accept such amendments as part of the current application, the case officer will give you a date by which you must submit the plans and any additional information.

If the amendments are not received by the date given or a subsequent date agreed between you and the case officer in writing we will determine the application as it stands.

The Council has clear targets set by the Government to ensure that planning applications are determined in a timely manner, subsequently, only **ONE** round of negotiation and if necessary consultation will be entered into per application, unless the application is a Major application.