

PLANNING PROCESS - WHAT HAPPENS NOW?

This process varies from Authority to Authority. The following outline is approximate.

APPLICATION RECOMMENDED FOR REFUSAL

When a Planning Officer recommends refusal, his written recommendation would go to the Planning Committee as one of maybe 15 – 20 applications for that particular meeting. The committee meet roughly every five weeks. The committee usually agrees with the Officer but are not bound to do so.

APPLICATION RECOMMENDED FOR ACCEPTANCE:

When a Planning Officer recommends acceptance, and there have been many objections, the application has to go before an open committee, where everyone would be consulted, applicants and objectors. Several individual objectors and /or a representative can make the objectors' case to the committee, and the committee makes a decision.

APPEALS:

If the Committee agree that the application should be refused, then the applicant has 3 months in which to appeal the decision.

An appeal would be checked by the Planning department, and available to view at the Council offices, and letters would be sent to every objector explaining that an appeal had been lodged. The objectors would have 21 days in which to respond to the Planning Department, making their representations as to why the applicant's appeal should be turned down.

After a time for exchange of views from both sides, the appointed Reporter at the Directorate for Planning and Environmental Approval in Falkirk is called in. He/she starts at the beginning of the paper trail, and after reviewing the arguments, makes a decision. Should the Reporter dismiss the appeal and refuse Planning application, the applicants cannot re-submit an application for the same site within two years.