

Your involvement in the planning process

Solar Panels
Plain clay roof tiling
Velux Window:
Conservation type size 550 x 980mm
U-Value 1.6

Chestnut windows & doors
Chestnut timber cladding
Stock brick base



Plot 3.

4 No. Terracotta castbrick eaves & inner girt each providing 6700mm² airflow to solar.

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South Elevation



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Conservation type size
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U-Value 1.6

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Conservation type size
550 x 980mm
U-Value 1.6

Lead dormer

Introduction

Wealden Planning Services encourages public involvement in the planning process.

Ways in which you can be involved in the planning process are:

- **By commenting in public consultations when the Council is formulating its policies**
- **By commenting on planning applications**
- **By reporting suspected unauthorised development**

How do I make my voice heard?

Planning Policies

The Council undertakes a wide range of consultations on how it will develop its policies for your neighbourhood to provide sustainable development for the future.

At the heart of sustainable development is the simple idea of ensuring a better quality of life for everyone.

So if you wish to influence how your neighbourhood is going to be developed then you should respond to any consultations or contact your local Parish/Town Council to see how your views can affect the development of planning policies and strategies.

Visit our web site for further details about the consultation process

http://www.wealden.gov.uk/Planning_and_Building_Control/Local_Plan/LDF.aspx

Planning Applications – Having your say

You may become aware of a planning application in your area.

This may be by:

- Direct consultation to you by letter from the planning service because you are an adjoining neighbour to the site/development
- Site notice in the vicinity of the site
- Advertisement in the local paper
- Word of mouth
- Through your Parish or Town Council

Regardless of how you have been made aware of the application, you can respond either to support or object to an application. Responses

should be received either electronically or by letter by the due date as shown on either the letter, site notice or public notice (whichever is the longest date). Most consultation is for a 21 day period before any decisions are taken.

When responding make your comments relevant

When deciding on a planning application the Planning Authority (Wealden District Council) can only consider material planning considerations. The following list explains those factors that can and cannot be considered relevant.

Relevant

- Local Planning policies
- Government policy guidance
- Case law and previous decisions
- Site location
- Highway safety, traffic & parking
- Noise, disturbance, smells
- Design, appearance, materials,
- Character, layout & density
- Overshadowing, loss of privacy,
- Loss of trees, hedgerows
- Effect on Listed Buildings and Conservation Areas & their settings.

Irrelevant

Matters covered by other legislation

e.g. licensing, health & safety:

- Private property rights/covenants
- Effect on property values
- Personal & financial circumstances, other than in exceptional cases
- Loss of view
- Moral & religious issues

Contacting your local Parish/Town Council or local Wealden Member

All Parish and Town Councils are consulted on every planning application in their area as Statutory consultees of the Planning Authority and have 21 days to respond. All Councils should have a public meeting when they can consider such applications. You can also attend

their meetings to make your views known. The times of these meetings will be advertised on Parish notice boards and websites.

You can contact your local Wealden Councillor who can also consider your views as they too will be aware of all planning applications submitted within their ward. If you do not know who your local member is you can find them on our website:

<http://www.wealden.gov.uk/moderngov/mgFindCouncillor.asp>

Planning Committees – having your say

The majority of planning applications are dealt with by officers under delegated powers.

However, large applications or those which have attracted significant planning concerns will go to one of the Council's two planning committees. These are held every month and the dates can be found at:

http://www.council.wealden.gov.uk/ieDocHhome.aspx?Categories_

Alternatively, you can telephone Committee Services on 01892 602720.

All applications in the south of the district (roughly all parishes south of and including Heathfield, Waldron and East Hoathly), will go to Planning Committee South. All applications in Parishes north of Heathfield and Waldron and East Hoathly will go to Planning Committee North. Both committees are held at the Crowborough Offices in Pine Grove.

If you comment on a planning application which is to go to committee you will automatically be informed of the date when it will be considered.

Can I speak at Committee?

You can speak at committee but there are limitations and you must register before the committee.

To register your interest in speaking you must:

- Contact Democratic Services on 01892 602720 by phone or in person.
- Registration will be available from 9am, five clear working days before the date of the committee (this is usually the last Thursday before the committee meets).
- Registration by phone will close at 5pm the day before the committee.

When you ring please be prepared to give:

- your name, address and daytime telephone number
- the application number and proposed development to which it refers
- whether you wish to speak in support of, or against the application
- your relationship to the site and whether you are representing anyone else
- confirmation that you are prepared to have your details passed onto other callers with similar views so that you can decide whether to nominate a spokesperson to speak on behalf of all of you

Registration will be on a first come, first served basis. The number of speakers are limited to 2 for and 2 against (with 2 minutes for each speaker), for the majority of planning applications. However for major applications it will be 3 for and 3 against (with 3 minutes for each speaker).

If 2 or more speakers wish to raise similar points, then we will encourage you all to agree amongst yourselves to nominate a spokesperson.

Where public speaking for a particular application is oversubscribed and the parties cannot agree on a spokesperson, there will be a reserve list available.

The reserve list will permit 4 people for major applications and 3 people for other types of applications to record their interest in speaking on a particular item which is oversubscribed. In the event that a person cancels his/her registration or does not show up on the day of the meeting by 9.45am, whoever is first or next on the reserve list will be entitled to take their place.

Those who have pre-registered before the day of the committee will need to sign in with the committee clerk in the Members' Room before 9.45am so that their attendance can be confirmed. If you are running late or are no longer attending please let Democratic Services know as soon as possible. Your opportunity to speak may be lost if you do not contact us before 9.45am.

If, on the day of the committee, there are still slots available for public speaking, members of

the public will be able to register to speak in person only between 9am-9.45am. Registration will be with the committee clerk in the Members' Room on a first come, first served basis.

Keep your comments to relevant planning considerations (see the list in this leaflet)

Once you have spoken you are unable to enter into further exchanges with the committee.

If you wish to pass any information to the planning service or councillors, this must be received by 12.00 noon on the day before the committee meeting takes place.

Prior to the committee starting, a presentation will show you basic information on how the committee is laid out and the details on how the committee will run.

Unfortunately, we cannot give you a specific time when planning applications will be discussed by the Committee members.

Reporting suspected unauthorised planning developments

Another way you can get involved in the planning process is to report to the Council's Planning Enforcement team any alleged breaches you might be aware of. You can do this by telephoning 01892 602460 or registering the concern via the Planning web site:

http://www.wealden.gov.uk/Council/Contact_Us/Report_It/index.aspx

Remember though that a large number of developments like small extensions, alterations, fences etc. do not require planning permission.

Valuing your input

We do appreciate your views and input into the planning service. However, we do have to weigh a range of issues and objectives when considering planning applications. As an objector or supporter your views are always considered but other objectives or considerations might mean the outcome is not the result you would like to see.

Where can I view planning applications?

- Via the website:
www.planning.wealden.gov.uk
- At the Council Offices in Crowborough via the website.
- If you wish to view the hard copy of the original application file then you will need to give at least 24 hours notice by telephoning 01892 602510.
- If you are the applicant/agent or a resident, you can also speak to an officer who is dealing with the planning application by telephoning 01892 602010.

If you, or somebody you know, would like the information contained in this document in large print, Braille, tape/CD or in another language please contact Wealden District Council on 01323 443322 or info@wealden.gov.uk

CONTACT

Council Offices, Pine Grove, Crowborough TN6 1DH

Open 8.30am-5.00pm Monday-Friday

Switchboard: 01892 653311

Web site: www.wealden.gov.uk

Email: planning@wealden.gov.uk

Fax: 01892 602777

Minicom: 01323 443331

Community Help Points are also available at the Library, High Street, Uckfield and the Library, High Street, Heathfield.