

BRIEFING NOTE

AUDIT & GOVERNANCE COMMITTEE 29TH JUNE 2009

Summary

- 1 At its meeting held on 31 March 2009, the Audit and Governance Committee resolved that the following item be placed on the Agenda for the meeting in June 2009.

“(b) Clarification of arrangements regarding the granting of Landlord’s Consent in respect of planning applications on Council owned land;”

Background

2. It is common practice for Local Authorities to require developers to obtain consent to the development or use of local authority owned land. Development would also usually require planning consent.
3. Consent to develop or use the land is distinct and separate from planning consent. Development/use consent is considered by the Executive of the Council, whereas planning consent is considered by the Planning Committee acting as Planning Authority. Both the Council and the Planning Authority are independent of each other.
4. It is a matter entirely for developers to decide whether to seek consent from the Council before making a planning application, or make a planning application first. In order to reduce time and costs many developers apply for Council consent first.

Council Policy

5. This Council has no written policy or guidance on which form of consent a developer should apply for first. This is true of other Local Authorities who leave the decision entirely to the developer.

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