

Published rules on WBC website headed
“How your Application is Processed”

“Determining the application

Having visited the site, the planning officer determining (coming to a decision on) the application will then consider:

- Whether the proposal complies with relevant national, strategic and local planning policies
- The effect of the proposal on existing neighbouring developments and on the character of the area
- Any representations received, from consultees and interested parties

There are two ways an application can be determined:

- Under delegated powers, where the Head of Planning & Countryside is authorised to issue the decision
- At committee

An application is determined by committee when,

- An application is called to committee by a member (within 28 days of it appearing on the weekly list)
- An application is submitted on behalf of West Berkshire Council, a council member or a planning officer where 5 or more objections have been lodged
- Applications where 10 or more separate representation letters have been received and the recommendation is contrary to the views expressed
- Applications that attract a petition of 20 or more signatures and the recommendation is contrary to the views expressed
- Applications which, in the opinion of the Development Control Manager, it is not prudent to exercise delegated authority OR are of strategic importance.”

The two bullet points in red were changed on 30th April 2013 to:-

- Applications where 10 or more separate objection letters have been received and the recommendation is for approval
- Applications that attract a petition of objection of 20 or more separate signatures and the recommendation is for approval

This now means that Delegated Officers can always reject an application even if it is supported by all representation letters and the parish council.