

Planning Obligations Service Standards

Introduction

From 1st January 2007 the Council introduced a separate fee system for progressing and the subsequent monitoring of planning agreements or obligations.

The implementation of the new fee system will allow the Vale of Glamorgan Council to provide an efficient approach to all matters relating to planning agreements, to the benefits of all parties involved.

These service standards have been devised to demonstrate the Council's commitment to delivering a quality service to developers and the interested persons in respect of all matters relating to planning obligations.

The aims of the planning obligations service are:

Clarity – To ensure that developers are advised at the earliest opportunity what planning obligations are appropriate.

Fairness – To ensure individuals and developers are offered the same level of service.

Speed - To deal with planning obligation legal agreements as quickly as possible.

Consistency – To ensure that planning obligations are sought in accordance with national and local planning policies in a consistent manner.

Quality – To ensure that planning obligations are successfully sought where they are necessary and that contributions are spent in a way that best meets the needs of the Vale's community resulting from new development.

Transparency - To ensure that all interested parties can have easy access to the Council's records relating to planning obligations.

The Council has a main point of contact for all issues relating to planning obligations – contact Victoria Abraham (Principal Planner – Development Control) Tel. 01446 704662 or e-mail vlabraham@valeofglamorgan.gov.uk.

The service you can expect from us when entering a planning agreement:

The Council will provide pre-application advice on any developments which are likely to require a planning obligation so that developers are aware of the Council's requirements at an early stage.

The Council is working on a suite of documents to set out its expectations in respect of planning obligations for typical developments to improve clarity, although each case will be assessed on its own merits.

Planning Committee reports will include details of the planning obligations to be secured through legal agreements.

Following approval from Planning Committee, the Council will aim to provide a first draft legal agreement to the developer or their solicitor within 3 weeks, and thereafter the matter will be progressed as quickly as possible depending on the developer's acceptance of the agreement.

An annual report will be provided by the Local Planning Authority every April until complete implementation of the legal agreement, to let the developer know the Council's progress on the implementation of the planning obligation. At effective completion a closing report will be prepared outlining how the planning obligation has been implemented.

The service you can expect from us as an interested party:

The Council will encourage consultation and feedback on draft local policies and guidance, particularly through the ongoing preparation of the Local Development Plan.

A database of planning obligations will be set up to store information on all planning agreements so that requests for information can be easily answered and the information readily provided.

Public consultation will be carried out during the assessment of all planning applications and potentially issues may be highlighted that could be addressed by means of planning obligations. However, each case will be considered on its own merits.

Planning obligations shall be constantly monitored to ensure they are implemented successfully to the benefit of the Vale's community in response to the pressures resulting from new development.

An annual report will be sent to Planning Committee outlining the Council's overall position on planning obligations in terms of receipts and spend, including year on year trend data and area comparison data. The report will be made publicly available.

Customer comments and complaints:

The Council is committed to improving customer service and we would like you to tell us if we are doing something well and suggest if there are areas where we could improve. However, if you are dissatisfied with the level of service you have received then please let us know.

In the first instance you should use the main point of contact for all issues relating to planning obligations, Victoria Abraham (Principal Planner – Development Control) Tel. 01446 704662 or e-mail vlabraham@valeofglamorgan.gov.uk.

Alternatively, you can write to:
Head of Planning and Transportation,
Vale of Glamorgan Council,
Dock Office,
Barry CF63 4RT
or e-mail Planning&Transport@valeofglamorgan.gov.uk.

More information about making complaints or paying compliments can be found on the Council's web site at www.valeofglamorgan.gov.uk.