

A

Advertisement Control

The process whereby a local planning authority decides whether an advertisement which is being displayed, or about to be displayed, is acceptable in terms of amenity and public safety and is being displayed in accordance with the Town and Country Planning (Control of Advertisements) Regulations.

Amenity

The pleasant or normally satisfactory aspects of a location which contribute to its overall character and the enjoyment of residents or visitors.

Appeal

The process whereby an applicant can challenge an adverse decision on an application by means of written representations, an informal hearing or formal inquiry proceedings. Appeals can also be made against the failure of the planning authority to issue a decision, against conditions attached to a permission and against the issue of an enforcement notice.

Area of Outstanding Natural Beauty

Area designated by the Countryside Agency or the Countryside Council for Wales where the primary purpose is the conservation and enhancement of natural beauty including flora, fauna, geology and landscape

B

Bio-diversity

A measure of the number and range of species and their relative abundance in a community.

Breach of Conditions Notice

A notice served by a local planning authority where they suspect that a planning condition linked to a planning permission has been breached.

C

Change of Use

A change in the way that land or buildings are used. Planning permission is usually necessary in order to change from one 'use class' to another.

Conditions

Stipulations attached to a planning permission to limit or direct the manner in which a development is carried out.

Conservation Area

Areas that have been designated because they are considered to be areas of special architectural or historic interest whose character or appearance should be preserved or enhanced..

Conservation Area Consent

Consent required from the local planning authority before demolishing an unlisted building in a conservation area.

Consultation

Procedures for assessing public opinion about a plan or major development proposal, or in the case of a planning application, the means of obtaining the views of affected neighbours or others with an interest in the proposal.

D

Deemed Consent

This allows the display of certain "specified classes" of advertisement without first having to make an application to the local planning authority. Under the Control of Advertisements Regulations there are 14 Classes, all of which are subject to strict conditions and limitations

Detailed/Full Application

The most common type of planning application is one that seeks full or detailed planning permission. It should contain all the information needed for the LPA to reach its decision, but the LPA may seek further information.

Determination

Local planning authority process to decide whether a proposed development requires planning permission.

Development Control

The process whereby a local planning authority decides whether a planning application meets the requirements of planning policy, particularly as set out in development plans

Development

The carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or land.

E

Enforcement

Procedures by a local planning authority to ensure that the terms and conditions of a planning decision are carried out, or that development carried out without planning permission is brought under control.

Enforcement Notice

Notice requiring the discontinuance of an unauthorised use and/or the removal of buildings, including restoration of land, where development has been begun without permission or in breach of a condition.

F

Full Application

A planning application seeking full permission for a development proposal, with no matters reserved for later planning approval

L

Lawful Development Certificate

A person who wishes to establish whether a use, operation or activity is lawful in planning terms may apply to the Council for a Lawful Development Certificate (LDC).

Listed Building

Buildings are listed by the Department of Culture, Media and Sport if they are considered to be of special architectural or historic importance. The listing is normally permanent, and gives the building legal protection against demolition and alteration

Listed Building Consent

A permission required for the alteration or demolition of a listed building

Local Plan

Statutory development plan prepared by a local planning authority setting out detailed policies for environmental protection and development.

Local Planning Authority

The local authority or council that is empowered by law to exercise planning functions. This is normally the local borough or district council, but in National Parks and some other areas there is a different arrangement.

O**Outline Application**

An outline application is appropriate where a person or company wants to have permission IN PRINCIPLE for the erection of a building, before going to the expense of having detailed plans prepared.

P**Permitted Development Rights**

Rights to carry out certain limited forms of development without the need to make an application for planning permission, as granted under the terms of the Town and Country Planning (General Permitted Development) Order 1995.

Planning Obligations and Agreements

Legal agreements between a planning authority and a developer, or offered unilaterally by a developer, ensuring that certain extra works related to a development are undertaken, usually under Section 106 of the Town and Country Planning Act 1990

R**Reserved Matters**

An outline permission is not a permission to start work on site. The permission notice states which matters have been reserved for later approval. Work may begin on site when all of the reserved matters have been approved.

S**Section 106 Agreement**

A binding agreement between a council and a developer associated with a grant of planning permission and regarding matters linked to the proposed development.

T**Tree Preservation Order (TPO)**

Direction made by a local planning authority that makes it an offence to cut, top, lop, uproot or wilfully damage or destroy a tree without that authority's permission.