

Wiltshire Council

Western Area Planning Committee

6 April 2016

Question from Councillor Ernie Clark, Hilperton Division

Question

I am advised that it is now the policy of WC planning, that all applications for 200+ houses will go to the Strategic Planning Committee irrespective of the officer recommendation and whether or not the local member has called the application in. Is this correct? If it is, when, and by whom, was this decision made as I do not think that it complies with the agreed protocol on planning matters.

Response

The Scheme of Delegation requires that 'large scale major developments (in housing terms this is defined as 200 or more houses) which by their nature have wider strategic implications and raise issues of more than local importance shall be dealt with by the Strategic committee.'

Not every housing scheme for 200 or more houses will have 'wider strategic implications' and raise issues of 'more than local importance' – for example, approval of reserved matters on a site already granted outline planning permission. However, where a site of this scale lies outside of the existing limits of development for a settlement, then it will almost invariably have wider strategic implications as the decision may be cited by other developers of large scale schemes in the same housing market area, thereby raising issues of more than local importance.

Furthermore, schemes of this size may well have implications for the housing land supply across the relevant housing market area, and/or may affect more than one parish.