

Further Reading

How applications are processed

http://www.stroud.gov.uk/info/basic_plan_process.pdf

Validation of Planning Applications

http://www.stroud.gov.uk/info/validation_planning_applications.pdf

Making a Householder Application

http://www.stroud.gov.uk/info/making_an_application.pdf

Solar Panels and Wind Turbines

http://www.stroud.gov.uk/info/micro_technology_notes.pdf

Supplementary Planning Advice on Renewable Energy

http://www.stroud.gov.uk/info/plan_strat/renewable_energy.pdf

Planning Enforcement

http://www.stroud.gov.uk/docs/planning/planning_enforcement.asp

Comment on a Planning Application

http://www.stroud.gov.uk/docs/planning/have_your_say.asp

Don't forget our website
www.stroud.gov.uk/planning

Checkout out current applications

http://www.stroud.gov.uk/docs/planning/planning_application_search.asp

Get sent an email when we get an application near you

<http://www.stroud.gov.uk/alerts/>

Check out old decision notices

http://www.stroud.gov.uk/docs/planning/decision_register_search.asp

See what our Local Plan has to say

http://www.stroud.gov.uk/docs/localplan/planning_consult.asp

Email us @
planning@stroud.gov.uk



“Discharging” a Planning Condition.

Compliance with Conditions

What do the charges apply to?

The charges apply to all requests for approval of details to discharge conditions attached to planning permissions **and** requests for confirmation that conditions have been complied with, regardless of when permission was granted. (Subject to the exceptions set out below.)

Are there any exceptions to the charges?

There are exceptions to the charges for:

- Requests relating to Listed Building Consent (which are free)
- Requests to discharge conditions on an outline permission (you must make a submission of reserved matters”).
- Discharging conditions attached to applications resulting from a condition removing “permitted development rights”.

When will the charges apply from?

The charges apply to any request received after 6th April 2008, and relate to any planning application made since 1947

How much will it cost?

There will be a standard charge of £25 for householder developments, and £85 for all other developments, per request.

What happens if I don't provide the fee?

The Council will write to you to advise you that a fee is required. If it

is not received, no response will be provided.

If I have more than one condition to discharge, will I have to pay a fee for each condition?

No, a fee is charged for each “request”. Therefore if you apply for discharge of all your conditions at once, you will only be charged one fee. However, if you send in details for each condition separately, these will be counted as separate requests” and you will have to pay further fees.

How do I make a request to discharge a condition or obtain confirmation of compliance with a condition?

Requests to discharge conditions should be made on the standard forms entitled “Application for Approval of Details Reserved by Condition” which are available from www.stroud.gov.uk or the Customer service centre at Ebley Mill. The appropriate fee must be provided with the request.

What happens if I don't discharge my conditions?

Commencement of development, prior to the discharge of relevant conditions will render the development unlawful and could lead to formal enforcement action by the Council.

Will I be charged again if you do not approve details submitted for discharge of conditions?

Yes, however where exchange of information /correspondence is on-

going we will delay making a final decision.

Will I be charged again if I want to change details already approved for discharge of conditions?

Yes, you would be charged again. There is no “free go” or discount.

What happens if the condition is in two parts?

A number of conditions come in two parts, the first may say “Samples of materials shall be submitted to the Local Planning Authority for approval in writing” and go on to say “and shall be constructed in those materials.”

In this case, the approval of the materials will be dealt with at the beginning of the project, and a letter of compliance issued (approved in writing). At the end of the project, you may wish to have a letter confirming that the agreed materials were used. This is a SECOND application.

Why do you charge?

Charging for handling written requests has been made statutory by the Government and will achieve the following customer benefits:-

- Guaranteed response within 12weeks, or your money back.
- Written answer which can be used in Home Information Packs (HIPs) or to satisfy purchaser's solicitors.
- Enable us to dedicate more officer time to each request.
- Enable us to keep a record of

Compliance with Conditions

approved details so that if we receive any queries from your neighbours, when you start work, we can advise them what is happening and help to avoid neighbour disputes.

Why £25 / £85?

The fees have been set nationally by the Government and apply to the whole of the country.

How do I vary the requirements of a condition or remove it?

There are two options, you may wish to apply to vary or remove a conditions, and application forms for this are on our website. A revised planning application can in some instances also achieve this end.

Alternatively, if you consider that a condition is unreasonable or unnecessary, you can appeal to the Secretary of State within 6 months of the date of the Decision Notice. Details of how to do this are on the reverse side of your Decision Notice. You can also find details on the Planning Inspectorate website, (www.planninginspectorate.gov.uk)

How can I avoid these charges?

Pre-application advice is always helpful, also try to have as much of the detail tied up from the start. A common mistake is not to have the materials agreed prior to approval.

Your attention is also drawn to the Council's supplementary planning advice on the validation of planning applications.