

## Involving the town or parish council

Alternatively, you may wish to contact your town or parish council to seek their support for your views. This may result in the application being decided by our development management committee. Everyone who commented on the application then gets an opportunity to speak to the committee when it considers the proposal.

## Does AVDC decide all applications?

Our staff or development management committee decide most of the applications we receive. But:

- Bucks County Council decides its own applications and those about mineral extraction or waste disposal, although they do give us an opportunity to comment
- if an appeal is lodged with the planning inspectorate because we have not decided an application within the timescale set by government, we cannot then decide it
- under exceptional circumstances, the Secretary of State makes the final decision on some proposals

**To obtain a copy of this leaflet on tape or in large print please telephone  
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# Planning Applications

## Who decides?

*This leaflet explains which applications can be decided by planning officers (called 'delegation') and which must be decided by either our Development Management Committee or our Strategic Development Management Committee, whose members are elected councillors.*

### Why delegate?

Officers can decide straightforward applications that are consistent with council policy without reporting them to committee. This leaves councillors who sit on the committees more time to focus on major or difficult applications. Also, we can usually decide applications more quickly if they are not reported to committee: quicker decisions benefit applicants, their agents and the development industry and help us meet government performance targets.

### What is the role of elected Councillors?

- Councillors determine and adopt the development plan, which contains the policies that help us decide planning applications
- Councillors on the development management committees decide major, or more complicated applications, where they need to balance the often difficult planning issues raised
- any District Councillor can ask for an application to go to committee for decision.

- Councillors decide delegation arrangements and how they will operate

### Development Management Committee decides applications when:

- the recommended decision does not accord with policies
- any AVDC Councillor asks for the application to go to committee
- the recommendation to approve or refuse goes against comments made by the parish or town council and they confirm they will attend the meeting to address their concerns directly to the committee
- the application involves a councillor or key officer
- the district council is the applicant and there are contrary representations
- planning officers believe it is not appropriate to decide the application using delegated powers

### Strategic Development Management Committee decides applications for:

- 50 or more dwellings
- 3,000 square metres or more of floor space for business development
- 20 or more dwellings or 2,000 square metres of floor space in Aylesbury town centre
- proposals for sites which are allocated in the Aylesbury Vale District Local Plan/ Local Development Framework
- other key growth related developments agreed by the manager of our development management team after consultation with the chairmen of both committees.

### Which applications can officers decide?

Other cases are dealt with by officers using delegated powers. However, if our decision would be at odds with comments we have received from a parish or town council, we will only do this after discussion with the Chairman or Vice Chairman of the Development Management Committee. They will give guidance on whether they feel the application should be decided by committee.

### Who has delegated authority to decide planning applications?

In practice our planning officers decide most planning applications, with more senior officers or managers deciding more complex cases.

### How can I find out who will decide an application?

Please contact the case officer to find out who we expect to determine the application. Sometimes, however, the position may change, e.g. if an application is subsequently called to committee by a district councillor.

### Involving local councillors

If you comment on an application, you may wish to send a copy to your local district councillor so they can decide whether the application should be referred to committee.