

If you wish to comment on a planning application

What happens when a planning application is received?

The council log the application and undertake consultation as necessary with people local to the site and statutory consultees such as the Environment Agency and Northumbrian Water.

The case officer from the Planning Department will visit the site to assess the scheme and its likely impacts on the surrounding area, on people's privacy and amenity and other matters. If, as a result of the site visit or consultation responses, it is considered that changes or amendments are necessary to make the proposed development acceptable, the case officer will make a request for these to the applicant/agent. Generally it takes 6-8 weeks to reach a decision on a planning application, although it could be more depending on the complexity of the matters.

Viewing application details

It is always advised that you view proposals before making comments so that you understand the development that is being put forward and that any comments you make are relevant. The easiest way to view application details is by typing the application reference in online at

www.middlesbrough.gov.uk

<https://publicaccess.middlesbrough.gov.uk/online-applications/>

Alternatively, you can visit the Council offices between the hours of 9.00 am – 4.00 pm (Monday - Friday) bringing the appropriate application reference with you. If you want to discuss the application with the Planning Case Officer this is by appointment only and you will need to arrange that with the case officer.

Commenting on an application

The Local Planning Authority can only take into account 'material planning considerations' in considering the application and as such, if you wish to make comments on a planning application they need to be based on 'material planning considerations'. Detailed guidance on what is / is not a material planning consideration can be found at:

https://www.planningportal.co.uk/faqs/faq/4/what_are_material_considerations.

As an example, material planning considerations can include (but are not limited to):

- Overlooking / Loss of privacy / Overbearing
- Traffic / Highway Safety / Parking provision
- Noise
- Effect on listed buildings and conservation areas
- Layout and density of building
- Design, appearance and materials
- The Local Development Plan policies and Government policies / guidance
- Nature conservation
- Appeals and previous decisions

However, issues such as loss of view, or negative effect on the value of properties, covenant restrictions and business competition are not material considerations

Comments need to be made formally by either submitting them online, by email or by letter:-

- submit them online by visiting the Council's website www.middlesbrough.gov.uk :or
- email them to development_control@middlesbrough.gov.uk :or
- write to Development Control at Middlesbrough Council.

All comments received about planning applications will become part of the planning application documentation and will be available for public inspection. Anyone making a written comment will be informed of the Council's decision.

Defamatory comments

Please be aware that comments you make are accessible / visible to others. The council will not accept defamatory or other such comments about individuals and may refuse to consider your comments should they contain such content.

Making the decision

An application can be decided in one of 3 ways:

- By designated officers; or
- By the Planning & Development Committee; or
- By the Secretary of State (where the application is called in for their consideration)

The majority of applications are determined at an officer level in line with the Council's 'Scheme of Delegation', however, in some instances, applications are determined by the Planning & Development Committee. In such instances, anyone who made comments on the application may have the opportunity of addressing the Committee.

Speaking at Planning Committee

When applications are considered by the Council's Planning & Development Committee, those with an interest in the outcome of the application (applicant, agent and those people who made comment to the application) are allowed to speak at Committee for five minutes, at the Chairperson's discretion. If more than one person wishes to speak then they would need to elect a spokesperson and provide comments to committee within 5 minutes.

Committees are generally held in the Mandela Room in the Town Hall, Middlesbrough. Those with an interest in the applications being considered by Committee will be advised of the date, time and procedure once the agenda has been prepared which is usually 8 days before the day of the Committee.