



PLANNING COMMITTEE
PROTOCOL FOR PUBLIC SPEAKING

The following protocol for public speaking at the Planning Committee allows objectors and applicants/supporters to express their views on planning applications which are to be considered by the Planning Committee:

1. Objectors and applicants/supporters who wish to speak at the Planning Committee must register their requests with Democratic Services by 12noon on the day before the meeting.
2. There will be a maximum of five minutes speaking time each side for objectors and for applicants/supporters, and up to two people may speak as an objector or as applicants/supporters.
3. If there are more than two potential speakers for either side, Democratic Services will ask those wishing to speak to appoint up to two representatives to address the Planning Committee.
4. A Parish or Town Council representative who wishes to speak must register as an objector or supporter and will be included in the above provisions for speaking, either as an objector or supporter.
5. Speaking must be done in the form of an oral statement, which should refer to planning related issues as these are the only matters the Committee can consider when making decisions on planning applications. Speakers must direct their points to reinforcing or amplifying the planning representations already made to the Council in writing. Guidance on what constitutes planning considerations is included at the end of this document. Speakers must take care not to make derogatory or defamatory statements.
6. Speakers who wish to submit written information, photographs or other information contained on a computer device to be circulated to the Committee, must provide this to Democratic Services by 12noon on the day before the meeting. Information provided after this time will not be circulated.
7. Speakers who wish to use presentation facilities when speaking must provide this electronically to Democratic Services by 12noon on the day before the meeting. Presentations provided on the day of the meeting will not be accepted.
8. The running order in which planning applications will be considered will be finalised and published online by Democratic Services as soon as possible after 12noon on the day before the meeting.
9. In considering each application the Committee will normally hear from people in the following order:
 - Presenting Officer(s)
 - Objectors
 - Applicant/Supporters
 - Ward Councillors

- Questions and discussion by Members of the Planning Committee, which may include points of clarification from Officers, leading to a decision.
10. There will be a maximum of five minutes speaking time for Ward Councillors to address the Planning Committee.
 11. Exceptionally, in cases of significant major planning applications the Chairman of the Planning Committee may exercise discretion to increase the speaking time allowed and the number of speakers, to be applied equally to objectors and applicant/supporters. Arrangements will be agreed in advance in consultation with Planning Services and Democratic Services.
 12. Please note that meetings of the Planning Committee are audio recorded by the Council for subsequent public broadcast, and may also be filmed by the Council and/or members of the publication on its website. The meeting may also be audio recorded and/or filmed for live or subsequent public broadcast.

For further information about public speaking at Planning Committee please contact democraticservices@bcpcouncil.gov.uk

Useful links:

The Council's Constitution can be accessed using the following link:

<https://democracy.bcpccouncil.gov.uk/ieListDocuments.aspx?CId=151&MId=3671&Ver=4&Info=1>

The National Planning Portal provides the following guidance on material planning considerations:

'A material consideration is a matter that should be taken into account in deciding a planning application or on an appeal against a planning decision. Material considerations can include (but are not limited to):

- Overlooking/loss of privacy
- Loss of light or overshadowing
- Parking
- Highway safety
- Traffic
- Noise
- Effect on listed building and conservation area
- Layout and density of building
- Design, appearance and materials
- Government policy
- Disabled persons' access
- Proposals in the Development Plan
- Previous planning decisions (including appeal decisions)
- Nature conservation

However, issues such as loss of view, or negative effect on the value of properties are not material considerations.'

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