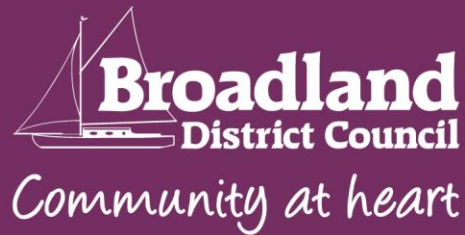


Two Councils One Team



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An overview of Planning applications and Community Infrastructure Levy (CIL)

- Application types
- Application time line
- Notification / consultations on applications
- Viewing application details
- Clarify details
- Time period to respond
- How to submit comments
- Making comments – what to consider
- Determination of applications (Scheme of Delegation / Committee)
- Speaking at Committee
- Notification of decisions
- Appeals

Two Councils - One Team

An overview of Planning applications and Community Infrastructure Levy (CIL)

- What is CIL Liable development
- Reliefs and discounts
- Payment of CIL by developers
- Payments to Town / Parish Councils
- What can Town / Parish Councils spend CIL on
- When does it have to be spent by
- Reporting

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Application types, timelines, consultation / notification

- Planning applications – Outline / Reserved Matters, Full, Householder (56 days)
- Adverts (56 days)
- Prior Notifications – Agricultural (28 days), Telecommunications (56 days), Change of Use (42 days),
- Tree Works (42 days)

- E mail consultation for planning applications / Adverts / some Prior Notifications– 21 days
- Weekly list notification

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Viewing application details

- All applications available on the website



Planning and Building

On these pages you can find out about the need for planning permission and building regulations, how to submit an application and how applications are determined.

You can also find information about considerations which affect the outcome of a planning application including planning policies, conservation areas and listed buildings and Tree Preservation Orders.



- Finding and commenting on a planning application
- Weekly list of planning applications and decisions
- Do I need planning permission?
- Housing Development Opportunities
- The planning application process
- How do I submit a planning application?

Finding and commenting on a planning application

Please note that due to essential maintenance there will be an interruption to this service during Tuesday 16 April and Wednesday 17 April 2019.

You can find details of current and determined planning applications and comment on any planning applications during the 21 day consultation period, either through our [online planning system](#) or in writing.

You can track and comment on an application by:

1. Finding the planning application

Use our simple search to locate the planning application you wish to comment on. If you have a reference number you can enter this (for example, 2016/0001).

2. Registering to comment

Once you have found the planning application, you will see a tab near the top of the page called 'make a comment'. You will need to register or login before making a comment. Creating an account will also allow you to save searches and track applications. Please note any submitted comments, whether online, by email, or post, will be published on this website for everyone to see, and we reserve the right to remove any comments which are considered defamatory or offensive.

3. Making a comment

If the statutory period for consultation of 21 days has expired, the link will no longer be available. However, if the status is 'pending consideration', you can comment on the application by email or by post to the Planning Team, South Norfolk Council, South Norfolk House, Cygnet Court, Long Stratton, Norwich, NR15 2XE quoting the application number in any correspondence. Please include your postal address as we will not show your e-mail address. Please note that applications can be determined any time after the 21 day period has expired and there is no guarantee that late

Planning - Application Summary

2019/0001 | Demolish existing garage and erection of side extension to bungalow | 21 Myrtle Road Hethersett NR9 3JX

➤ Back to search results

Details	Comments (3)	Constraints (9)	Documents (10)	Related Cases (2)	Map
Summary	Further Information	Contacts	Important Dates		
Reference	2019/0001				
Alternative Reference	PP-07519445				
Application Received	Wed 02 Jan 2019				
Application Validated	Wed 02 Jan 2019				
Address	21 Myrtle Road Hethersett NR9 3JX				
Proposal	Demolish existing garage and erection of side extension to bungalow				

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Responding to applications

- Contact the case officer for further information / clarification / agree time period for response if can't do within 21 days
- Parish meetings, electronic consultation with members, delegation to Clerk
- Respond by e mail, letter, online (public access)

Planning considerations

- Policy – NPPF, Site Specific Allocations and Policies, Development Management Policies, Neighbourhood Plans
- Material Planning Considerations – Design, Amenity, Privacy, Highway Safety, Noise, Ecology
- Balanced consideration

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Determination of applications

- Scheme of Delegation (96% of apps, 95% approved)
- Committee
- Public Speaking – officer presentation, Town/Parish (5mins), public (5 mins)
Applicant (5 mins) , Local Member
- Use of conditions
- Legal agreements (CIL)
- Refusals
- Notification of decisions – weekly lists
- Appeals – Householder, Written Reps, Hearing, Inquiry

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Community Infrastructure Levy

- What development is CIL Liable and what relief / exemptions

CIL Liable developments	Exemptions / relief available
<ul style="list-style-type: none">• Any new dwelling (irrespective of size).	<ul style="list-style-type: none">• Can claim self build relief• Can claim social housing relief• Can offset existing lawful use which is to be demolished or incorporated into new development
<ul style="list-style-type: none">• New development or extensions greater than 100 sq m (measured internally).	<ul style="list-style-type: none">• We do not charge for Domestic extensions• Annexes can claim relief• Can offset existing lawful use which is to be demolished or incorporated into new development
<ul style="list-style-type: none">• Conversion of a building which is no longer in lawful use	

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How much is paid and when

Amount of CIL Liable	Number of Instalments	Payment Periods and Amounts
Up to £24,999	1	Total amount payable within 60 days of commencement of development.
Amounts between £25,000 to £99,999	2	<ol style="list-style-type: none"> 1. 60 days after commencement 25% 2. 180 days after commencement 75%
Amounts between £100,000 to £999,999	2	<ol style="list-style-type: none"> 3. 60 days after commencement 25% 4. 360 days after commencement 75%
Amounts between £1,000,000 to £1,999,999	3	<ol style="list-style-type: none"> 1. 60 days after commencement 20% 2. 360 days after commencement 30% 3. 540 days after commencement 50%
Amounts over £2,000,000	4	<ol style="list-style-type: none"> 1. 60 days after commencement 15% 2. 270 days after commencement 15% 3. 540 days after commencement 20% 4. 720 days after commencement

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Payments to Town / Parish Councils

- 2 payments per year for money received in previous 6 months (28 October and 28 April)
- 25% where neighbourhood plan, 15% elsewhere

What can it be spent on

- Local Councils can use the money received from CIL receipts to support the development of their area by funding the provision, improvement, replacement, operation or maintenance of infrastructure or anything else which is concerned with addressing the demands that new development places on an area. (Reg 59C)

When does it have to be spent

- Where the money paid to a Local Council has not been used within 5 years of receipt, South Norfolk Council may recover the CIL receipts from the local council

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Reporting

A Local Council must prepare a report for any financial year in which it receives CIL receipts. The report must include :

- The total CIL receipts for the reported year
- The total CIL expenditure for the reported year
- A summary of the CIL expenditure during the reported year including the items to which CIL has been applied and the amount of CIL expenditure on each item
- Details of any requirements to repay CIL to the District Council
- Total amount of CIL retained at the end of the reported year
- Total amount of CIL receipts from previous years retained at the end of the reported year.

The Local Council must publish the report on its own web site, or the District Council's web site, if the Local Council doesn't have a web site.

A copy of the report must also be sent to South Norfolk Council no later than 31st December following the reporting year (Reg 62A).