

Finchampstead Parish Council and planning applications

Parish Councils are statutory bodies that are notified of every planning application submitted within their area, they are not the decision makers. The decision maker is the Planning Authority, in Finchampstead this is Wokingham Borough Council (WBC).

Finchampstead Parish Council's Planning Committee consists of 8 Councillors and has delegated powers to comment on planning applications on behalf of the Parish Council.

The Planning Committee meets monthly when it considers applications for development within Finchampstead Parish. These meetings are open to the public – details of meetings can be found at www.finchampstead-pc.gov.uk or by telephoning 0118 9088164.

The Committee takes into account the views of local residents when formulating its opinion. The Committee can also send representatives to WBC's Planning Committee meetings to speak on applications and provide a local perspective.

How planning applications are determined by Wokingham Borough Council

Minor planning applications such as house extensions are assessed by professional planning officers at WBC who approve or refuse the application under delegated powers. Major or complex applications are considered by the WBC Planning Committee which approves or refuses the applications.

The WBC Planning Committee meets monthly. These Committee meetings are open to the public and any person has the right to speak on an application which is on the agenda, provided that they have prearranged to do so. This must be done by 5pm on the last working day before the meeting. The agenda for the meeting – including the WBC Case Officer report for each application – is published on the Council's website a week before the meeting.

<http://wokingham.moderngov.co.uk/mgCalendarMonthView.aspx?GL=1&bcr=1>

Listing a planning application

Wokingham Borough Councillors, also called Ward Members, are notified by WBC of any planning application submitted in their Ward. Parish residents can contact the Ward Members to discuss any application.

From the date of notification, the relevant Councillor has 28 days to decide whether to refer (also called 'listing' or 'calling in') an application (which would normally be considered by Planning Officers under delegated powers) to the WBC Planning Committee. The listing must be in writing, must state whether it applies if the officer's recommendation is to approve or refuse (not both) and must provide relevant planning reasons for doing so. A parishioner can ask a Councillor to list an application, the Councillor will then decide if there are grounds to do this.

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