

The right to speak at Committee

Planning Applications



Eastleigh Borough Council encourages public involvement in planning and your views and comments on planning applications are welcomed. Most planning applications are decided by the Council's Planning Manager, although bigger and more contentious applications are decided by one of five Local Area Committees:

- **Chandler's Ford/Hiltingbury (CFH),**
- **Eastleigh (ELAC),**
- **Bishopstoke/Fair Oak/Horton Heath (BIFOHH),**
- **Hedge End/West End/Botley (HEWEB),**
- **Bursledon/Hamble-le-Rice/Hound (BHH)**

Three Borough Councillors may refer a planning application to the appropriate Local Area Committee for decision. You may therefore, wish to write to your local Councillors as well as to the Head of Planning Manager if you feel a planning application should be referred to the appropriate Local Area Committee for decision.

How am I notified about the committee?

If the Planning Manager has notified you of a planning application, and that planning application is referred to a Local Area Committee for determination, we will write to inform you. We also notify all other persons who have written with comments on an application. The notification letter is sent approximately one week before the Committee and will inform you of the Committee date, time and venue.

Can I speak at the committee?

Yes, simply contact the Democratic Services Officer preferably by 1pm on the day of the meeting. The contact details can be found in the notification letter we send to you. Alternatively, if you have not written to the Case Officer with your comments, but would still like to speak at the Committee meeting, please email democratic.services@eastleigh.gov.uk

When do I speak and how long can I speak for?

Public speaking usually occurs after the Planning Officer has presented the application and has put forward recommendations to the Committee. Members of the public that are registered to speak on an application will be invited to do so and will be given approximately 3 minutes to address the Committee with equitable time given to those in support and objection.

If there are a significant number of people wishing to speak then the Chair may give a total time limit to each group to enable the Committee to transact business efficiently. On these occasions it may be beneficial for a spokesperson to be nominated so they can use the allotted time and present a succinct argument on behalf of the supporters or objectors. In all cases, the time allowed to speak on an application is at the Chair's discretion.

How do I present my objections or support?

The Committee may only take into consideration comments or objections based on Planning Matters such as:

- Highway safety and traffic impact
- Inadequate parking or servicing
- Excessive noise, dust or smell
- Overlooking / loss of privacy, or other residential amenity
- Overdevelopment / excessive density
- Loss of trees
- Harm to a Conservation Area or Listed Building

They are unable to take into consideration matters such as:

- Boundary disputes, covenants and other property rights
- Loss of a private view
- Personal views about the character of the applicant
- Objections based on moral, racial or religious views
- Proposed internal layout
- Matters covered by other laws e.g. alcohol licence, building regulations

Given this and the limited time available for your presentations, we would suggest that:

- a. in the case of an objector, you comment on Planning Matters that affect you most, or
- b. in the case of a supporter, you highlight the benefits of the application and address any points raised by the objector(s)

Can I see the Planning Officer's recommendation before the committee?

You can also obtain the agenda online at [Meetings, agendas and minutes](#) or via email from Democratic Services five working days before the Committee.

When does the Committee make its decision?

The Planning Officer presents the application then members of the public are heard (objectors, supporters and the applicant or agent). The Committee debates the application and makes its decision.

Sometimes the Committee may defer the application for more information, further negotiation or to visit the site. When it comes back to the Committee we will follow the same notification procedures as for a new application.

What happens after the decision is made?

The applicant or agent will be sent the decision notice and the notice is also posted on the Council's planning portal [Public Register \(eastleigh.gov.uk\)](https://www.eastleigh.gov.uk). Objectors / supporters who have written in will be sent a letter informing them of the decision.

Where an application has been refused, or approved subject to conditions, the applicant can appeal against the decision to the Planning Inspectorate. If this happens, we will inform all those initially notified of the application and those who had written in with comments.

If the application is approved there is no opportunity for objectors to appeal against the merits of the decision. However, an application for judicial review of the decision may be made to the High Court. Independent legal advice should be taken before making such an application.

Enforcement

Enforcement is the only part of the planning process that is confidential. Enforcement matters requiring a Committee decision are raised under Exempt Items on the Committee agenda. At this point the public and press are asked to leave the meeting before discussion takes place.

Who do I ask if I have any other queries?

Development Management
Eastleigh Borough Council
Eastleigh House
Upper Market Street
Eastleigh
SO50 9YN
023 8068 8000