

Cardiff Council Planning Service current working arrangements: April 30th update

1. As from 27th March, temporary changes have been made to the delivery of some of the functions of the Development Management Service in response to the evolving situation. These changes have effectively frozen the registration/validation and consultation upon new applications and also stopped the issuing of decisions. Planning Committees have also been cancelled until further notice.
2. We said that we would formally review these temporary arrangements at the end of April. This note summarises the findings of the review and sets out what is considered to represent a balanced approach of how functions will be gradually brought back into operation through the three-phased approach set out below.
3. The approach recognises the important role which the Planning Service can play in helping the city recover from the current challenges by, for example, bringing forward new affordable housing, schools and business premises. This is aligned with other Local Planning Authorities who are now also introducing enhanced arrangements after a period where there were limitations on the ability to provide a 'business as usual' service.
4. The phased approach reflects the need to maintain momentum on schemes which already have approvals in place and gradually introduces wider consultation and decision-making. The final phase will respond to recent Welsh Government Regulations with regard to the operation of Planning Committees in the current context. To accord with the constitution of the Council, no applications will be determined through delegations if the decision should be taken by Committee.

Phase 1: Operational from 4th May
Validate & register Discharge of Conditions (pre-commencement & standard conditions) & Reserved Matters applications
Consult upon, assess and issue officer/Chair decisions on the above types of application (with the exception that any application requiring decision at Planning Committee will await Phase 3)
Issue officer/chair decisions on all types of applications with a consultation deadline prior to 10 th April
Assess and issue decisions on Certificates of Lawful Development
Assess and issue decisions in respect of requests to works to Protected Trees
Continue to process Pre-Application requests
Continue to advise applicants/agents if information submitted meets our validation requirements
Continue to consider 'Prior Approval' applications which require response within 56 days (otherwise consent is deemed)
Phase 2: Operational from 18th May (subject to monitoring prevailing context)
Validate & register all types of applications including amended plans, removal/variation of conditions, Conservation Area Consent and Listed Building Consent
Consult upon, assess and issue officer/Chair decisions on the above types of application (with the exception that any application requiring decision at Planning Committee will await Phase 3)
Re-consult for a 14 day period on all types of application currently within the system with a consultation deadline after 10 th April
Phase 3: Precise date to be confirmed following completion of ongoing work but not likely to be before the start of June as arrangements are worked through
Planning Committee- Work is ongoing in response to Welsh Government issuing new regulations and guidance on 22 nd April with regard to the operational arrangements for Local Authority Meetings including Planning Committees.

5. In the absence of any new arrangements being put in place by the Welsh Government with regard to the statutory Pre-Application Consultation (PAC) process, stakeholders should be aware of the risks of initiating a PAC process in the current context. Ultimately, the Council must determine if any subsequent applications can be validated and the current restrictions make it extremely challenging for applicants to effectively demonstrate that the statutory requirements have been met.

6. With regard to Planning Policy, Officers are currently continuing to undertake important background work as part of the ongoing Plan Review process but at this juncture no formal Council resolution has been passed to proceed with a Replacement LDP. Stakeholders will be kept informed of any future plan-making arrangements in due course.

7. Enforcement- Planning Compliance Officers will not undertake site visits. Only where a particularly harmful and injurious impact is identified as taking place will a visit be authorised by management, and it will then only be undertaken under certain restrictions. We will not pursue action against the breach of conditions that restrict food and supermarket delivery times, until further statement on the matter is issued by the Welsh Government. Cases where visits have been undertaken and no further on site investigation is required will be progressed as normal.

8. These arrangements will be kept under review and further updates will be provided should changes to the three-phase approach be considered necessary. Your patience and understanding is appreciated.