



South Northamptonshire Council

The Forum Moat Lane Towcester Northants NN12 6AD
www.southnorthants.gov.uk
www.facebook.com/SouthNorthantsCouncil
@SNorthantsC

BT Ltd
BT Payphones
pp 4th Floor TE
11-13 Great Tower Street
London
EC3R 5AQ

Your Ref:
Case Officer:
Telephone:
Email:

Rick Thompson
Stuart Ryall
01327 322231
development.management
@southnorthants.gov.uk

Date: 2 October, 2019

Dear Sir/Madam,

Notification under section 49(4) of the Communication Act 2003 Acknowledgement of Application

Application No. S/2019/1892/TR
Proposal Removal of public payphone
Location JNC Watling St PCO1 Towcester Road Old Stratford MK19
6AH

Your consultation for the above proposal has been received. Our comments will be forwarded to you by .

If you need to contact us please quote the application number given above.

Yours faithfully

Jim Newton - Assistant Director - Planning and Economy

Information Note: Planning Officer site visits on Planning Applications

As part of the consideration of every planning application, a planning officer will visit the site. This leaflet tries to answer some common questions about this process.

When will the site visit be carried out?

In most cases the planning officer will visit the site within three weeks of the application being registered. Normally only one visit will be required, but on occasions the planning officer will need to return, or another officer may need to visit. Sometimes the planning officer may be accompanied by another officer (e.g. the conservation officer)

Why does the planning officer need to make a site visit?

The planning officer will need to make a visit to become familiar with the site, to assess its surroundings and to identify any specific features that will require further consideration.

What will the planning officer do during the site visit?

This may vary according to the type of application, but the officer may want to:

- Make notes on the site and its surroundings.
- Take measurements (e.g. of the distance of a building from the boundary).
- Post a site notice.
- Take photographs.

Where will the Officer want to view the site from?

This will depend on the nature of the proposal. For example, for a front extension the planning officer may be able to see everything he or she needs to from the street. However if the application is for a rear extension the officer will need to see the back garden. For larger sites the officer may want to view the site from several vantage points.

Will the planning officer want to look inside any buildings?

In most cases this will not be necessary, although it may be required for listed buildings. If the planning officer does need to see inside he or she will usually make a prior appointment.

Will the planning officer tell me when they are coming to visit the site?

No, the case officer is unable to make appointments for the site visit and they will therefore be unannounced. This is because of finite resources and the need for officers to conduct multiple site visits on one outing and fit this in around other work.

What happens if I'm not at home when the officer visits?

This depends on where the officer needs to view the site. The officer may be able to see the site from a neighbour's garden. If this is not possible the officer may leave a card and ask you to contact him or her to fix a mutually convenient appointment.

What happens if I refuse to let the planning officer on the site?

As it is essential that a proper site inspection be carried out the main result will be to delay your application. Rights of access do exist in planning legislation and in the

last resort the officer can insist on access (subject to giving 24 hours notice in some circumstances). However you are quite entitled to ask for identification before allowing the officer onto the site.

If I am a neighbour, can I ask the planning officer to view the site from my property?

You can make this request and if possible the planning officer will view the site from your property.

Will the planning officer be able to tell me whether the application will be approved when he or she visits?

The site visit normally takes place early in the course of considering the application. The officer will not have received the results of consultations when he or she visits the site, and much depends on the site visit itself. It is therefore very unlikely that the officer will be able to advise on the likely outcome at this stage.

What happens next?

The planning officer will consider the results of consultations and what he or she has seen on the site. If amendments are required he or she may contact the agent, or applicant if there is no agent. The officer will then draft a recommendation. Further details on these stages can be obtained from the planning division.

If planning permission is granted will anyone else call?

The Council has Monitoring Officers to check that development conforms to the approved plans. They may visit the site during construction to ensure compliance, and after the development is completed to check conditions. If they note any failure to comply with the plans you may be required to remedy the situation and could be liable for prosecution.