SPOKES *The Lothian Cycle Campaign*

Note: Please send us corrections/updates to this info sheet. Equivalent details for all 3 Lothians councils would be appreciated.

LOOKING UP PLANNING APPLICATIONs & PANs

A **Planning Application** (**PA**) is when a developer (or individual) applies to the Council for permission to go ahead with a development. Your comments should be taken into account by the Council in deciding whether to grant permission, and what conditions to attach to the permission.

A **Proposal of Application Notice** (**PAN**) is an earlier stage, which has to be undertaken for very large developments. Under a PAN, the developer has to undertake a public consultation, and your comments go to the developer, not to the council. The Developer may then at a later stage submit a planning application, incorporating the results of the PAN consultation. At the PA stage you will have an opportunity to lodge a formal objection with the council if you wish, but there's more hope if you also first get your views in at the PAN stage.

PANs all have *public exhibitions and/or public meetings* – dates, times etc should be in the PAN documents on the council website, together with the developer's contact details. Usually developers put very little detail of their proposal in the online PAN documents, so you have to go to the exhibition or contact the developer/agent for details. There should be a feedback form at exhibitions, and you can also use the developer's email address to send in later or additional thoughts or questions.

Common point of confusion: if the council website says a PAN has been 'approved' that means that it has been approved for a PAN consultation - there can be no approval of an actual plan until the planning application stage.

TO FIND DETAILS OF A PA OR A PAN in Edinburgh Council area, go to

https://citydev-portal.edinburgh.gov.uk/idoxpa-web/

Then paste the entire reference number (e.g. 11/02543/PAN) into the search box, and click Search.

Once you are at the PA or PAN, click on the various tabs, including 'map' and 'documents.' You may find details of exhibitions, consultation dates, etc under 'documents - other.'

WHAT YOU CAN DO…

For a PA you can submit online comments using the comment tab. In nearly all cases say that you are *objecting* to the application for the reasons you give. We have had cases where officials implied they had taken our response less seriously because they took it as 'comments' rather than an 'objection.'

For a PAN you need to go to the exhibition, public meeting, etc and/or find the developer's email or address in the online documents, and contact them direct.

If commenting by email, or if you feel strongly, please copy your comments to Spokes so we can take account of them in our own submission.

Also, if you feel strongly, contact your local councillors too and ask them to support your points with the Planning officials and Planning Committee. Find your councillors at www.writetothem.com.

POINTS TO CONSIDER IN DEVELOPMENTS

- Is there adequate and properly designed bike storage for residents?
- If communal storage, will it be secure overnight and is it to be managed properly?
- Is there adequate and suitably located bike parking for visitors? A shop or other development open to the public should always have bike parking – if there is no space onsite then the developer should contribute for the council to install parking nearby – e.g. Sheffield racks on a nearby wide footway. A shopfront may also be able to attach a wallbar to the external wall – there is a good example in Bruntsfield [Alvanley Terrace] at Edinburgh Bicycle.
- Is access to the site convenient and safe by bike from nearby roads /paths?
- Does the development provide opportunities for a new path or link to improve existing routes/networks?

ARE YOU A PA / PAN JUNKIE ??

If you find looking at planning applications interesting, you can check out the new list every week on your local council website.

For Edinburgh, go to   https://citydev-portal.edinburgh.gov.uk/idoxpa-web
and click the Weekly Lists tab. You can then search applications by date, week, ward, and various other categories.

Dave du Feu
31 January 2012
updated 4.2.14

TO BE ADDED

Web links and other useful PA/PAN info for Lothians councils		
East Lothian		
	Link to Pas/PANs	
	Link to Weekly List	
	Other useful info	
Midlothian		
	Link to Pas/PANs	
	Link to Weekly List	
	Other useful info	
West Lothian		
	Link to Pas/PANs	
	Link to Weekly List	
	Other useful info	