

Our Role In The Planning Process

Witley Parish Council are a statutory consultee on planning applications within the Parish. We do not approve or decline applications ourselves, as that function is performed by Waverley Borough Council. We have the ability to object to, or support planning applications in much the same way as any member of the public.

When a planning application relating to a property within the Parish is made to Waverley Borough Council, the Parish receives a copy of the application so that it may comment on the application. Each application is assigned to a member of the planning committee to review. That member may view the premises from outside, research previous applications on the property, use web based information and local knowledge. The application is then considered by the whole of the Committee at the next planning meeting. The Parish Council does not meet with the applicant (or any objector) as a matter of routine, but applicants or objectors are welcome to attend planning meetings where there is a 10 minute slot for the public to address the committee.

For the Parish Council to object to an application there needs to be a valid objection on planning rules under the Waverley Borough Council guidelines. Some types of application, e.g. Certificate of Lawfulness, the Parish Council cannot object to unless there is a material flaw in the application and the Certificate of Lawfulness would not be valid.

The Planning Committee of Witley Parish Council meets every three weeks through the year. The agenda for the meeting is published online and also copies are placed on the Parish noticeboards. If you wish to object to an application, then it would help the Parish Council if your objections are logged on the Waverley Borough Council Planning Portal, prior to our planning committee meeting. We are unable to comment/support objections if they are not known to us at the time of our meeting.

If you are putting an application into Waverley, then we would recommend taking advantage of their Pre-Application planning advice service, and where applicable, it might be worth discussing your plans with your neighbours and any other relevant parties as that might bring issues to light at an earlier stage.

The Planning Committee also discuss highways issues at every other meeting. This is the Parish's chance to raise issues about footpaths, footways and roads and get them flagged up to the relevant authorities (i.e. Surrey County Council, Waverley Borough Council, or the Highways Agency).

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