

GUIDANCE ON PLANNING APPEAL PROCEDURES:

(1) An applicant can appeal against the decision to refuse an application or to impose conditions on a planning permission under the provisions of Section 78 of the Town and Country Planning Act 1990. Appeals are considered by the First Secretary of State for the Office of the Deputy Prime Minister (Secretary of State) and must be made within **six months** of receipt of the decision notice. Requests to extend the timescale within which an appeal may be lodged will only be considered by the Secretary of State where there are special circumstances. The appeal form can be requested from The Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. It can also be downloaded from the Inspectorate's website: www.planning-inspectorate.gov.uk or requested by telephoning (0117) 372 6372. The Secretary of State is not required to consider an appeal if it appears to him that permission could not have been granted, or could not have been granted without imposing conditions, taking into account the relevant statutory requirements.

(2) An owner may serve a purchase notice on a local planning authority in certain circumstances seeking purchase by the authority of the owner's interest in the land, in accordance with Part VI of the Town and Country Planning Act 1990. Such a notice may be served where permission is refused, or is granted by the authority subject to conditions which prevent the land from being used for reasonably beneficial purposes.

(3) A claim may also be made against the local planning authority for compensation in certain circumstances, where permission is refused or is granted subject to conditions by the Secretary of State (on appeal or when an application has been referred to him). The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

Shropshire County Council, Economy & Environment