

Planning Application Types

1. **Outline Planning Permission (OUT):** Seeks approval for the general principles of a development, such as its scale and nature, without needing detailed plans
2. **Reserved Matters Application (REM):** Submitted after outline planning permission, this application provides detailed proposals for the development, including design, layout, and landscaping
3. **Full Planning Permission (FUL):** A comprehensive application that includes all details of the proposed development, required for more complex projects
4. **Householder Planning Application:** For smaller residential projects such as extensions, loft conversions, and other minor alterations to a home
5. **Lawful Development Certificate (LDC):** Confirms that an existing or proposed use of a building is lawful and does not require planning permission
6. **Prior Approval:** Required for certain types of development, such as larger home extensions or changes of use, to ensure that specific impacts are considered before work begins
7. **Listed Building Consent (LBC):** Needed for any work that affects the character of a listed building, including alterations, extensions, or demolitions
8. **Conservation Area Consent:** Required for the demolition of buildings within a conservation area
9. **Advertisement Consent:** Needed for the display of advertisements and signs that exceed certain size or illumination criteria
10. **Tree Preservation Order (TPO) Application:** Required for any work on trees that are protected by a Tree Preservation Order
11. **Hedgerow Removal Notice:** Needed to remove a hedgerow that is protected under the Hedgerows Regulations
12. **Non-Material Amendment:** A minor change to an existing planning permission that does not materially affect the overall scheme
13. **Variation or Removal of Condition:** An application to vary or remove conditions attached to an existing planning permission
14. **Change of Use:** Required when changing the use of a building or land from one use class to another

15. Certificate of Lawfulness of Existing Use or Development (CLEUD): Confirms that an existing use or development is lawful and immune from enforcement action

16. Certificate of Lawfulness of Proposed Use or Development (CLOPUD): Confirms that a proposed use or development would be lawful if carried out

Planning Terminology

1. Accessibility: The ability of people to move around an area and reach places and facilities, including elderly and disabled people, those with young children, and those encumbered with luggage or shopping

2. Adopted Proposals Map: A component of a Local Development Framework showing the location of proposals in all current Development Plan Documents on an Ordnance Survey base map

3. Affordable Housing: Housing provided at a cost considered affordable in relation to incomes that are average or below average, or in relation to the price of general market housing

4. Ancillary Use: A subsidiary or secondary use closely associated with the main use of a building or piece of land

5. Annual Monitoring Report (AMR): A report submitted to the government by local planning authorities assessing progress with and the effectiveness of a Local Development Framework

6. Appeal: The process whereby a planning applicant can challenge an adverse decision, including a refusal of permission

7. Area Action Plan: A type of Development Plan Document focused upon a specific location or an area subject to conservation or significant change

8. Area of Outstanding Natural Beauty (AONB): An area with a statutory national landscape designation, primarily aimed at conserving and enhancing natural beauty

9. Article 4 Direction: A direction removing some or all permitted development rights, for example within a conservation area or curtilage of a listed building

10. Community Infrastructure Levy (CIL): A levy applied by the local planning authority on new development, used to fund infrastructure

11. Design and Access Statement (DAS): A report submitted by an applicant accompanying and supporting a planning application

12. Environmental Impact Assessment (EIA): A procedure used to determine whether a major project is likely to have significant environmental effects

Tree Application Terminology

1. **Arboricultural Impact Assessment (AIA):** A report outlining impacts of a proposed development on the existing tree stock
2. **Arboricultural Method Statement (AMS):** A report outlining the methodology and mitigation to protect existing tree stock as part of a proposed development
3. **Tree Preservation Order (TPO):** An order made by a local planning authority to protect specific trees, groups of trees, or woodlands in the interests of amenity
4. **Root Protection Area (RPA):** The area around a tree that contains sufficient rooting volume to maintain the tree's viability and where the protection of the roots and soil structure is treated as a priority
5. **Veteran Tree:** A tree that is of interest biologically, culturally, or aesthetically because of its age, size, or condition
6. **Crown Reduction:** The process of reducing the overall size of the tree's canopy, often to prevent interference with structures or to reduce wind resistance
7. **Pollarding:** A pruning method involving the removal of upper branches of a tree to promote a dense head of foliage and branches
8. **Deadwood Removal:** The process of removing dead branches from a tree to improve its health and safety
9. **Basal Area:** The cross-sectional area of a tree trunk, measured at breast height (approximately 1.3 meters or 4.5 feet above ground). It is used to estimate the volume of timber in a forest
10. **Coppicing:** A traditional method of woodland management where trees are periodically cut back to ground level to promote new growth
11. **Crown Lifting:** The removal of the lowest branches and/or preparing of lower branches for future removal. This is done to increase the clearance between the ground and the lower branches
12. **Epicormic Growth:** Shoots that arise from dormant or adventitious buds on the trunk or branches of a tree, often as a response to stress
13. **Formative Pruning:** The pruning of a young tree to establish a strong, well-balanced structure
14. **Girdling:** The removal of a strip of bark around the circumference of a tree, which can eventually kill the tree by interrupting the flow of nutrients

15. **Heartwood:** The dense, inner part of a tree trunk, yielding the hardest timber
16. **Limbing:** The process of removing branches from a standing or fallen tree
17. **Mulching:** The practice of applying a layer of material on the soil surface around trees to conserve moisture, improve soil conditions, and reduce weed growth
18. **Phloem:** The vascular tissue in trees that conducts sugars and other metabolic products downward from the leaves
19. **Sapwood:** The younger, outermost wood in the trunk of a tree, which is active in the transport of water and nutrients
20. **Sucker:** A shoot that arises from the base of a tree or from its roots
21. **Thinning:** The selective removal of trees, primarily undertaken to improve the growth rate or health of the remaining trees
22. **Transplant Shock:** The stress or trauma experienced by a tree when it is moved from one location to another
23. **Vascular Cambium:** A layer of tissue between the bark and wood that produces new phloem and xylem cells
24. **Xylem:** The vascular tissue in trees responsible for the transport of water and nutrients from the roots to the leaves

Commonly used comments from Shrewsbury Town Council's planning responses:

1. Support with Conditions:

- "The Town Council supports this application, provided that appropriate measures are taken to mitigate any potential impact on the surrounding area."
- "Support is given subject to the inclusion of conditions to address concerns regarding traffic management and environmental impact."

2. Objection Due to Scale and Dominance:

- "The Town Council strongly objects to this application as the scale of the building is excessive and would have dominance in the local area."
- "Objection is raised due to the proposed development's size, which is not in keeping with the character of the surrounding neighbourhood."

3. Concerns About Traffic and Access:

- "The Town Council has concerns regarding the potential increase in traffic and the adequacy of access routes to the proposed development."
- "Objection is raised due to insufficient traffic management plans and the impact on local road infrastructure."

4. Environmental Impact:

- "The Town Council objects to this application due to the potential negative impact on local wildlife and green spaces."
- "Support is conditional upon the implementation of measures to protect the environment and biodiversity in the area."

5. Design and Aesthetics:

- "The Town Council supports the application, noting that the design is in keeping with the local architectural style."
- "Objection is raised due to the proposed design being out of character with the surrounding buildings."

6. Community Impact:

- "The Town Council supports this application, recognizing the positive impact it will have on community facilities and services."
- "Objection is raised due to the potential negative impact on local amenities and the quality of life for residents."

These comments reflect the council's commitment to ensuring that developments are in line with community needs and environmental standards.