

Parish Council's Role in Planning

Following on from a number of recent Planning Applications, it has become apparent that the role of the Parish Council in respect of the foresaid has not been fully understood. We have therefore decided to explain our role along with a schedule of valid and irrelevant reasons for consideration when reviewing an application.

Do Parish Councils Grant Planning Permission

Parish Councils are not Planning Authorities and only a statutory consultee in the planning process. They cannot approve or reject planning applications.

They can only comment on applications in the same way as individuals can.

The decision whether an application is granted rests solely with the Planning Authority.

They do not have the ability to request applications are sent to committee rather than dealt with under delegated powers, only our District Councilor has this power.

Applications are discussed at the Parish Council Meeting, where the public can attend, and the Clerk submits Council's comments to the Planning Authority.

All individual comments by members of the public should be submitted individually.

Valid Reasons for comments:

Central Government Policy and guidance- Acts, Circulars, Planning Policy Guidance notes etc.

Effects on the area- this includes the character of the area, availability of infrastructure, density, over development, layout, design and external appearance of buildings and landscaping.

Highway safety issues- such as traffic generation, road capacity, visibility, car parking and effects on pedestrians and cyclists.

Public services -such as drainage and water supply.

Public proposals for using the same land.

Effects on individual buildings- such as overlooking, loss of light, visual intrusion, noise, disturbance and smell.

Effects on existing tree cover and hedgerows.

Effects on designated area or buildings- such as green belt, conservation areas, listed buildings, ancient monuments and areas of special scientific interest.

Nature conservation interests- such as protection of badgers, great crested newts etc.

Public right of way.

Flooding or pollution.

A desire to retain or promote certain uses- such as playing fields, village shop and pub.

Prevention of crime and disorder.

Presence of hazardous substance associated with a development.

Precedent- but only where it can be shown there would be a real danger that a proposal would inevitably lead to other inappropriate development (for example, isolated housing in the countryside).

Irrelevant reasons for objection

Speculation over future use.

The identity of the applicant or occupant

Unfair competition.

Boundary disputes.

Breach of covenants and personal property rights including personal (not public) rights of way.

Loss of private view.

Devaluation of property.

Other financial matters.

Religious or moral issues- such as betting shops or amusement arcades.

The fact that the applicant does not own the land upon which the application is made.

The fact that the objector is a tenant of land where the development is proposed.

The fact that the development has already been carried out and the applicant is seeking to regularize the situation. (People can carry out development at their own risk before getting planning permission).

The developers motives, record or reputation.

The Parish Councilors are unpaid, non- political representatives of the village who are here to assist you wherever possible in line with the Governance under which they perform.

If you wish to discuss any matter with them, please direct your request via the Clerk at:

Clerk@SteepleBartonpc.org