

Planning Training (attended November 2019 , Lead was BRIAN Craig , who by his own admission is not a Planner but has learnt a lot over the years and is involved with development of Neighbourhood Planning)

1. How to respond to Planning Applications :— — — Soon to be published is the White Paper on Planning which will see in the future no notification given in any area nor neighbours of future building in their vicinity nor the need for yellow signs as is now with Parish notification.

Time limit in responding to planning applications on the whole is 8 weeks from receipt to planning department but may be up to 26 weeks as many Parish Councils do not meet monthly.

Look into Neighbourhood plan to see that plans reflect what has been discussed and adapted for that area. Same with EDC Local plan if a Neighbourhood plan has not been developed. (EDC Local Plan under review.) A Neighbourhood Plan can be as simple as stating the changes that are not covered in the Local Plan but cannot stop a development.)

2. Ways in which to Object :— — — Write to the planning Department. Better to write individually than everyone signing a letter in the case of multiple objections.(Parish Council only counts as 1 vote , if registering objections, however can write to planning dept. individually.) You will have 21 days in which to state an objection from date of notification. Be concise.

Comment only on things that which are material and not because one doesn't like the way it looks etc....

Register the right to speak at the Planning meeting at EDC ,as early as possible.You will be able to speak and give your points of view in only 5 minutes, however please leave a copy of your presentation for each of the Councillors to ponder over.

3. Considerations :— — Local Plan, Crime Prevention, impact on local Community, Overshadowing and Overlooking own property or garden, Access to building and Parking, Site layout and Agreements, Flooding, Density etc... are all taken into account when discussing planning applications. IE.....size of building, overshadowing and loss of privacy,adequate parking, loss of trees and ecological habitats, effect on Listed Buildings and Conservation Areas.

However the right to light cannot be considered as an objection.

4 Development:— — Look at the visual impact of the proposed property and how it fits in with others in the area , is it in keeping especially in a Conservation area, how it will function, density (if more than 1/2properties) in the area. Privacy for new building and those around it or will it have overbearing effects on other buildings . The need for natural light in to buildings.

Consider the enjoyment of a view as this could be important for health and well being.

5. Facts:— Visit the site . Look into how the proposed property or development would fit into surroundings. Compare the application against Local Plan or Neighbourhood Plan, or and the National Framework. Look into the proposed boundary once the development / property has been completed. Could the space remaining lead to further development ? Would the element of Affordable Housing come into play? (4 or less properties then no affordable housing , however if application was for 4 on the site ,then another application for further development on the same site then planning committee would look at this and possibly select x number of houses for Social housing. Speak with applicant.

If application is called in front of Planning Committee there may be a request for a site visit and as Parish Councillors you may go along , however, in most cases will not be able to speak then and there , but can go along on their own or as a group of Councillors, then attend the Planning Committee meeting to speak.

If abstaining on a planning application you don't have to give a reason why.

Planning Officers are there to help and advise , use them.

Copy of presentation sent to Parish Clerk . Any Councillor may download a copy.

Elaine