

THORNHAM PARISH COUNCIL

POLICY REGARDING CONSULTATION ON PLANNING APPLICATIONS

Background

Thornham Parish Council is mindful that it has an important role in relation to planning applications. It is a consultee in the planning process. Responses to those applications, must be within a specified time frame, usually 21 days. There is a need for transparency in this process. This policy is written to explain how the council will deal with planning applications so enabling both council members and the public to involve themselves effectively with that process.

Responses to planning applications.

Planning Applications are accessed via the Borough Council's Planning Portal. The Borough Council emails the Parish Clerk who emails to all Councillors and puts on the next Parish Council agenda. There is a 21-day deadline for responses.

Dealing with applications at Parish Council meetings

Where possible, the Parish Council will consider planning applications at its meetings and those applications will be detailed on the agenda. Two Councillors will overview the planning application and give a report at the meeting.

In the event of the planning application being received after the closure of the agenda they will be reported to all Councillors. The Council have agreed that unless contentious each Councillor would look at the application. The Advisory Group will send a recommendation to each Councillor with their comments. Councillors will then respond to the Clerk with their comments. A decision is reached taking into account any Parishioners comments and the Clerk will then respond to the Planning Directorate from the information provided by Councillors, with the powers under Local Government Act 1972, authorizing delegation to the Clerk will respond accordingly. The decision will be noted at the next meeting and will appear with the decision reached on the next agenda.

The Parish Council will consider applications in line with the Borough Council's Planning Policy guidelines and "material consideration" which includes, but is not limited to: amenity, appearance of the development, conservation, design, effect on wildlife, highway safety, historic buildings, loss of light or privacy, noise, overshadowing of your home, traffic and parking issues, loss of sunlight.

Issues which cannot be taken into account are civil matters and include: boundary disputes, construction noise, effect on property values, loss of view, private rights

In the event of an application being received which could be controversial then the Chairman and Clerk could convene a special meeting to consider the application. A quorum of four members (minimum) is required for any meeting.

It is noted that the Borough Council Planning Department/ Committee has the final say on all applications, and the Parish Council is only one of many consultees. Parishioners can write to the Borough Council with their views on planning applications, and it is helpful to the Parish Council if they sent a copy of their letter to the Parish Clerk. Letters received will help to inform the Parish Council in formulating their response to applications.

Policy Agreed 13th July 2023

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Chair

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Parish Clerk