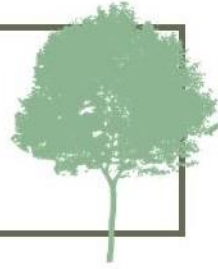


# **Fownhope Parish Council**

*Serving the community*



## **PLANNING POLICY**

The role of the Parish Council is to represent local views and should:

- Provide local knowledge
- Assess applications against the adopted Neighbourhood Development Plan
- Raise areas of concern
- Inform, debate, and add value to the process
- Contact and involve Ward Councillors if required

Parish Councils are statutory consultees in the planning process and must be informed of all planning applications, and any amendments to those applications, within the parish.

### **Consideration of Applications:**

The Planning Working Group will consider each application based on planning matters and will be governed by the Fownhope Neighbourhood Development Plan and Fownhope Community Led Plan. Other relevant policies published by groups such as the Wye Valley AONB and Natural England might inform discussions. A report will be presented at the next meeting of full council for consideration. The Working Group may recommend a response based on the detailed assessment of the application, but the final response will be decided by full council.

Prior to the meeting, members of the Planning Working Group will study the plans, forms and details submitted with the application carefully and read the views of the statutory bodies as available on the planning portal. Where it is considered helpful, plans will be available to display on the overhead projector during discussion of the relevant agenda item.

It should be noted that the Parish Council is only a consultee and counts as one opinion.

Members of the public attending the meeting can comment, speak in support of or object to any application during the 'Open Session' segment of the meeting, but not during the council's deliberations later, unless granted permission by the Chairman or if the Chairman requests clarity on any details of the application.

If the applicant is a member of the Parish Council, the member should declare an interest and leave the room during the discussion and vote of the planning item. However, their agent may make representation on the application during the 'Open Session' in the same way that a member of the public might do.

The Parish Council agrees that the best method by which a Parish Council comments on Planning Applications is by discussion at a scheduled or extraordinary Parish Council meeting, to which members of the public have been invited by public notice.

However, from time to time it may be necessary to submit a response between meetings and under these circumstances the Proper Officer shall submit the response of the Planning Working Group under delegated powers (s.101 of the Local Government Act 1972). Any responses submitted under delegated powers will be declared to the next meeting of full council.

The Planning Working Group shall consist of up to six members with a quorum of three. Whilst the Planning Working Group may consider planning applications, applications shall be shared with all members and all members shall be invited to attend any subsequent meeting, or submit their views via email to the Planning Working Group and the Clerk.

Comments agreed in the council meeting are submitted in writing by the Parish Clerk to the relevant planning authority. The Planning Authority for Fownhope Parish Council is Herefordshire Council.

Where possible the Parish Council will quote policies in the Neighbourhood Development Plan and Herefordshire Council's Local Plan. Any comments or objections raised should be clear, concise, relevant, and accurate.

Any comments or objections made must have a genuine material planning consideration and matter of relevance to the development. Material Planning Considerations include: -

- Layout, density.
- Risk of flooding or pollution.
- Overlooking and loss of privacy.
- Overshadowing and loss light (daylight/sunlight).
- Access and traffic generation (highway safety).
- Local economy.
- Design, appearance and materials.
- Appearance, effects on street, specially designated area or building (e.g. conservation areas, listed buildings, ancient monuments, etc.).
- Adequacy of parking.
- Noise and smell.
- Landscape, contamination, loss of trees, etc.
- Cumulative impact.
- Past planning history or appeal decisions of the site.
- Central government policy and guidance (National Planning Policy Framework, Planning Practice Guidance).

The following are NOT considered to be material considerations: -

- History of applicant.
- Loss of view.
- Commercial competition.
- Change from previous scheme.

- Impact on property value.
- Restrictive covenants.
- Ownership of land, right of access.
- Noise & disturbance from construction work.
- Land & boundary disputes.
- Land ownership.
- Damage to property.
- Private rights of way.
- Deeds & covenants.
- Private issues between neighbours.
- Lots of objectors.

The Parish Councils response to an application can be to “Support” or “Object”

When the Parish Council response is ‘Support it is satisfied that all the above have been considered carefully and applied to the application under consideration, and has identified no area for objection. However, the Parish Council may make recommendations for planning conditions to be added to the application should the local authority grant approval.

Planning conditions will only be imposed by the local authority where they are: -

- Necessary
- Relevant to planning and to the development to be permitted
- Enforceable
- Precise
- Reasonable in all other respects

### **Planning Decisions:**

The majority of decisions on planning applications are decided by the planning authority case officers without being reported to a Planning Committee.

Planning officers make a recommendation to the Principal Officer with delegated authority to make decisions. The case officer’s recommendation may or may not be accepted and the decision is not made until the formal Notice of Decision is signed by the Principal Officer.

Alternatively, any member of the Planning Committee may request an application is determined by the Planning Committee prior to the consultation expiry of the application for the following reasons. The application is:

- a major development
- has an exceptional level of public interest
- likely to raise a debate on planning issues
- Where the applicant (or their spouse or partner) is an employee or a member of the Local Council
- Where the decision would be significantly contrary to policy in the Local Plan
- Where the Local Council is the applicant

Based on the above the Parish Council will, if required, request that an application be brought to committee anytime up to the point that the decision is agreed.

Adopted at a full council meeting on: 1<sup>st</sup> November 2023

To be reviewed: May 2027