

Planning Service Parishes Bulletin 17

February 2018

Reminder of Planning Training for Parish Councils

Due to adverse weather, the training session scheduled for 12 February was postponed. The session has been rescheduled and the details are below. The dates and subjects are:

- 21 March** The processes for dealing with planning applications including Material Considerations – **commencing at 4pm**
- 21 March** Planning Enforcement and Monitoring – **follows the above training session and is due to commence at 5.30pm**
- 18 April** Heritage and the Built Environment – **5.30pm**

If there are topics that you would like to see covered, please do let us know. The cost of the training is £10 per delegate, per session.

To book a place and to pay by card please contact us at 01629 816200, advising which of the sessions you will be attending. If you prefer to pay by cheque, please make it payable to the Peak District National Park Authority, and send it, along with the details of the sessions you will be attending, for the attention of Fiona Todd, at Aldern House, Baslow Road, Bakewell, DE45 1AE. An email confirmation will be sent prior to the event.

Topic of the month – Householder Permitted Development rights

This month's "Topic of the month" is an overview of residential permitted development (PD) rights. In principle, PD rights allow householders to carry out certain types of development without the need for planning consent. These can include extensions to their property, alterations to a roof, buildings within the garden and other changes a householder may wish to make that can be classed as "incidental to the enjoyment of a dwelling house".

The national legislation for all permitted development rights is Statutory Instrument 2015 No. 596 Town and Country Planning (General Permitted Development) (England) Order 2015. The Schedules and Parts listed within this document cover PD rights for all types of development, and the latest revision came into force in April 2015. The document has additional criteria covering permitted development within National Parks and Conservation Areas (known as Article 2.3 land). The full details of the document are available online at https://www.planningportal.co.uk/directory_record/13/si_2015_596_-_the_town_and_country_planning_general_permitted_development_england_order_2015

In order to prevent development having an adverse impact on neighbours or the wider amenity, there are restrictions to the size and type of the development. This prevents development such as extensions being built too close to boundaries, heights of fences, or buildings in front of the existing building line. It is important that property owners check that the proposal falls within the PD rights of the property. This can

be done by submitted details to the PDNPA via the Pre-application service. There is no fee for a “Do I need planning permission” enquiry. The owner can also check on the Planning Portal’s Interactive House service, which can be accessed via <https://interactive.planningportal.co.uk/> Owners may require Building Regulations for the development, and should enquire to the relevant local council for this permission.

HOWEVER, there are occasions where PD rights have been removed from a property, and consent for alterations will always be required. Flats do not have PD rights, and works such as changing the windows or doors may need consent. Properties that have been converted to residential, such as barns, chapels or former industrial units are likely to have the PD rights removed as part of the permission. This is to ensure that development is carefully controlled at the site and inappropriate or unsympathetic alterations are not carried out.

If a property is a Listed Building or in a Conservation area the owner or responsible person should always check if additional consents are required before carrying out any works.

Feedback from recent consultations

In the December Bulletin, we advised parishes of two consultations that were being carried out by the Policy and Communities Service. Responses to the consultations on the Modifications to the Development Management Policies have now been collated and we intend to submit the Plan and supporting documents to the Planning Inspectorate on the 19 February. Responses to both Development management Policies and the Peak District Transport Design Guide have highlighted some concerns in relation to local transport issues in some villages. These include parking issues and other problems related to traffic management. Whilst we were aware of some of the issues raised, in other cases we were not.

Our approach is to listen to communities to better understand their concerns and then liaise with relevant highway authorities and others to try and find a solution. There will be occasions where we are unable to solve a problem, but we may be able to ensure that it doesn’t get any worse. However we can only do this if we are made aware of a problem in the first place. Where parishes have concerns about particular local transport issues, we would welcome contact from the Clerk of the Parish Council to raise the problem with us. We can be contacted via the following e-mail address: Policy@peakdistrict.gov.uk

Forthcoming consultation on Statement of Community Involvement

The Statement of Community Involvement (SCI) explains how the National Park Authority will involve individuals, local communities and stakeholders in the preparation and revision of planning policy documents and the determination of planning applications. The document should be reviewed every 5 years and therefore, in line with these requirements, we are reviewing the document again. Thank you to those Parishes who commented at the Pre-Consultation Stage. Your comments have been taken on board and has resulted in some modifications to the document/our internal procedures. Once these modifications have been completed, the formal consultation on the Draft SCI will begin towards the end of February/March for an 8 week period, in which all Parish Councils will be consulted.

Update on Planning Fees

On 17 January 2018, planning application fees rose nationally by 20%. The latest list of fees is attached.

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If you have any queries about this bulletin please contact the Planning Liaison

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