



Planning Service Parishes Bulletin 18

March 2018

Meeting with Parish Clerks

I have recently started to telephone Clerks to introduce myself and to discuss how your councils are structured and the workloads you carry. What has become clear is that Clerks are extremely busy, and have a wide range of tasks. Given this, and the vast experience Clerks have, the PDNPA would like to arrange a meeting with Clerks to establish the most effective working arrangements for the parishes and the Authority. I would be grateful if you could let me know what time of day would be most suitable for you to attend a meeting. Please email me to advise if mornings, afternoons or early evenings work best for you. We will do our best to accommodate as many of you as possible.

Topic of the month – Parish Council Planning Application Consultation Responses

As you know, the Authority consults the parish council (or Town Council or Parish Meeting where appropriate) when a planning application is submitted in your area. Parish Councils have 28 days to respond to planning application consultations. This timescale is longer than the statutory consultation period, and is significant when taking into account the target time to decide most planning applications is 8 weeks.

The Authority does understand that there will be occasions when the timescale for consultation responses fall outside the Parishes meeting schedules and it may be necessary for additional meetings to be arranged to consider applications. Wherever possible, if the Clerk advises that there may be a delay in considering the application because of the meeting schedules, the Authority will be as flexible as possible. However, all parties must be mindful of the target date by which a decision should be made, particularly given that the Government measures the Authority's performance on the basis of speed of determination and in extreme cases Authorities can be placed in "special measures"

The detail in a response from a parish can impact on how a decision is made on an application. When responses from parishes state "No objection" it is considered to be neutral. If the response is based on a non-material planning consideration the Authority cannot give weight to the response. If a response simply says "Support", this can be difficult to assess as we cannot easily understand the basis for this response. However where a detailed response is received and based on a material planning consideration, and is contrary to the Officer recommendation on the application, this can be a deciding factor on whether a planning decision is made by officers (Delegated) or by the Planning Committee.

A detailed and considered response from parish councils can make a difference to a planning application. For example, the Authority could ask the applicant to make amendments to schemes, such as additional landscaping or window placement. Alternatively, further information may be requested from the applicant based on the information from the local knowledge of the parish councillors.

When considering a planning application, you might refer to the information on the website at <http://www.peakdistrict.gov.uk/planning/have-your-say/reasons-for-objecting>; however I have listed below some material considerations which may help councils make a more detailed representation.

Valid reasons	Non-valid reasons
Non-compliance with national and local policies, including supplementary planning documents	Loss of view
Design and appearance of the development	Devaluation of property
Impact on landscape	Matters controlled under building regulations or other non-planning legislation (e.g. structural stability, drainage details, fire precautions, matters covered by licences etc.)
Layout and density of buildings	Concerns about the character of an applicant
Local needs (e.g. housing provision)	Private issues between neighbours e.g. land or boundary disputes, damage to property, private rights of access, covenants etc.
Planning history of the site	Problems arising from the construction period of any works (e.g. noise, dust, construction vehicles, hours of working (covered by Control of Pollution Act).
Overshadowing or an overbearing presence near a common boundary to the detriment of neighbours	A better suggested use for a site
Overlooking or loss of privacy	Speculation about what an applicant may or may not do next
Loss of light	Commercial competition
Light pollution	Moral or religious objections

Consultation on Statement of Community Involvement

Following on from the last bulletin, the consultation has now commenced on this document. The final draft can be found on the website at <http://www.peakdistrict.gov.uk/looking-after/about-us/have-your-say/consultations/current-consultations/revised-statement-of-community-involvement-consultation>. The consultation closes on 4 May 2018. This is an important consultation as it will guide how we consult with communities, so please find time to look at it and respond if possible.

Update on Development Management Policies

You may recall from the December bulletin that the final consultation on modifications to the Development Management Plan was underway. Since the close of the consultation, comments have been evaluated and factored into the final draft document. The Plan was submitted to the Planning Inspectorate in February and an inspector has been appointed to examine the documents. The hearing is likely to take place in May 2018, with full adoption of the document in the autumn.

There will be a website dedicated to this process, and the links will be sent to the parishes when it is available.

Parish Council websites

It has been noted that many Parish Councils have websites, either standalone sites or a presence on the village website. We would like to know if your parish council would be willing to have their web address listed on our website. Currently the website has the current details for parishes <https://democracy.peakdistrict.gov.uk/mgParishCouncilDetails.aspx?ls=12&SLS=5&bcr=1> Please let me know if you would like to opt into including your website details.

I would also ask if your parish council would be willing to create a link to the PDNPA website on their pages? I would be grateful if you could let me know.

Parish Councillor Training

The Parish Councillor training events, held on 21 March were well attended with positive feedback from delegates. Attached are the slides from the two sessions for your information. If you have any questions about the training, or want further information about the slides, please do let me know.

I would like to remind you about next event on 18 April 2018 at 5.30pm at Aldern House on Conservation and the Built Environment. There are still spaces available for this event. Please let me know if you have any clerks or councillors who wish to attend. There is a charge of £10 per delegate for the session. If you are a member of the PPPF, they are funding some spaces. Please contact Philip Thompson the secretary at pppfsec@yahoo.co.uk to check.

News from Moors For The Future

John Scott, Director of Conservation and Planning has this project within his area of responsibility. This area, situated in the Dark Peak, is located between the Manchester, Sheffield and Leeds. Whilst this landscape may be located well away from your parish, the conservation work being undertaken there is of national importance, and as such I have attached some information from that team.

We hope that this is of interest to councillors across the Peak District, and that you will take the opportunity to visit the Bogtastic van when it is in your area, or to go to the Edale Visitor Centre for more information about the work being undertaken there.

The newsletter from the project is attached, and there is more information online at <http://www.moorsforthefuture.org.uk>

PDNPA Planning Twitter Feed @PDNPAPlanning



You can now follow us on Twitter @PDNPAPlanning; We tweet details of the Planning Committee Agenda and share other relevant and useful Planning or PDNPA information.

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