



WORLINGWORTH PARISH COUNCIL PLANNING POLICY

Responsibility:	Parish Clerk
Version:	4
Prepared by:	Parish Clerk
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Worlingworth Parish Council is consulted by the relevant Planning Authority (which is usually Babergh & Mid Suffolk District Council) on all planning applications. Any views expressed by the Parish Council will be taken into account by the Planning Authority before a decision is made, providing the points made are relevant to the determination of a planning application.

The final decision is made by the Planning Authority, **not** the Parish Council.

Worlingworth Parish Council will only comment on what are known as “material considerations” – issues, for example, such as boundary disputes between neighbours, or loss of views will not be considered.

Do parish councils grant planning permission?

- Parish councils are not Planning Authorities. Parish councils are only statutory consultees in the planning process.
- This means that they only have the right to be informed of planning applications within the parish.
- They cannot approve or reject planning applications, they can only “Support”, “Object”, make a neutral comment or no comment.
- Consequently, the length of time taken to determine a planning application is governed by the local Planning Authority not the parish council.
- A parish council can request that it be given extra time to comment on an application, this is done by Worlingworth Parish Council to try and accommodate all planning applications within the usually scheduled meetings.
- The decision whether to grant extra time rests solely with the Planning Authority and its own deadlines for decision making and if extra time is not granted then Worlingworth Parish Council will hold an additional meeting outside of normal scheduled times to allow the application to be properly considered.

How do parish councils comment on planning applications?

- Parish councils can only agree to comment on planning applications in properly called council meetings, which the public can attend.
- The comments agreed in the council meeting are submitted in writing by the parish clerk to the relevant planning authority.

Valid reasons for comment on a planning application

- Central government policy and guidance - Acts, Circulars, Planning Policy Guidance Notes (PPGs) etc.
- Adopted supplementary guidance - for example, village design statements, conservation area appraisals, car parking standards or neighbourhood plans.
- Replies from statutory and non-statutory agencies (e.g. Environment Agency, Highways Authority).
- Representations from others - neighbours, amenity groups and other interested parties so long as they relate to land use matters. These representations may be made in writing to the Parish Clerk before the meeting at which the application is to be considered, or through participation in the Public Form part of the relevant Parish Council meeting.
- Effects on an area - this includes the character of an area, availability of infrastructure, density, over-development, layout, position, design and external appearance of buildings and landscaping
- The need to safeguard valuable resources such as good farmland or mineral reserves.

- Highway safety issues - such as traffic generation, road capacity, means of access, visibility, car parking and effects on pedestrians and cyclists.
- Public services - such as drainage and water supply
- Public proposals for using the same land
- Effects on individual buildings - such as overlooking, loss of light, overshadowing, visual intrusion, noise, disturbance and smell.
- Effects on a specially designated area or building - such as green belt, conservation areas, listed buildings, ancient monuments and areas of special scientific interest.
- Effects on existing tree cover and hedgerows.
- Nature conservation interests - such as protection of badgers, great crested newts etc.
- Public rights of way
- Flooding or pollution.
- Planning history of the site - including existing permissions and appeal decisions.
- A desire to retain or promote certain uses - such as playing fields, village shops and pubs.
- Need for the development - such as a petrol station
- Prevention of crime and disorder
- Presence of a hazardous substance directly associated with a development
- Human Rights Act
- Precedent - but only where it can be shown there would be a real danger that a proposal would inevitably lead to other inappropriate development

Irrelevant reasons for objection:

- Speculation over future use
- The identity of the applicant or occupant
- Unfair competition
- Boundary disputes
- Breach of covenants and personal property rights, including personal (not Public) rights of way
- Loss of a private view
- Devaluation of property
- Other financial matters
- Matters controlled by other legislation - such as internal space standards for dwellings or fire prevention
- Religious or moral issues - such as betting shops and amusement arcades
- The fact that the applicant does not own the land to which the application relates
- The fact that the development has already been carried out and the applicant is seeking to regularise the situation. (People can carry out development at their own risk before getting planning permission)
- The developer's motives, record or reputation

Other Matters – “concerns and issues”

The person making a planning application has to provide enough information for the application to be determined. They do not have to provide every single detail before an application can be approved because certain matters can be resolved by way of conditions included as part of the permission.

Because of this, certain issues may not be considered as ‘objections’ but it is entirely reasonable for concerns to be raised on such issues and to ask to be kept informed before they are approved. These include:

- The proposed type and colour of the materials to be used
- The exact nature of any boundary treatment