

Report to Redlingfield Village Committee – 26th July 2021

Dealing with Planning Applications

The attached paper sets out the way in which planning applications received from Mid Suffolk District Council will be dealt with.

It does not change the current custom and practice but it was felt desirable that the process should be written down and available to anyone who may wish to see it. This provides consistency and clarity about planning responses.

Ian Winter CBE
Chair of Redlingfield Parish Meeting

Redlingfield Parish Meeting approach for responding to planning applications

Process

This approach is set out to ensure consistent and clear responses are formed to all planning applications and then delivered as a Parish Meeting response.

1. Notification of a Planning Application is sent to the Parish Clerk via pc@redlingfield.suffolk.gov.uk and Redlingfield Parish Meeting (as represented by the Chair) is invited to send any comments it may have to Mid Suffolk District Council by a consultation closing date (normally 21 days in total from the date of the invitation).
2. The Parish Clerk downloads the planning application documents from the Mid Suffolk District Council website
3. The Parish Clerk sends a copy of the planning application to the Village Committee – with a request for any planning related comments they might have to be sent to the parish clerk by a date at least 5 days before the consultation closing date.
4. The Parish Meeting Chair reviews any comments and in consultation with the Treasurer and Clerk prepares a response.
5. The Parish Clerk sends this response to Mid Suffolk District Council.

The Parish Meeting's role in planning applications

The Parish Meeting is a "statutory consultee". That means that the local planning authority (Mid Suffolk District Council) must consult the Parish Meeting on planning applications within the parish.

This is not quite the same as the consultation which takes place with, for example, the highway authority, Environment Agency, Historic England, and others. The process is not the same because the responsibilities of the Parish Meeting are not of the same order.

While the District Council is obliged to consider the comments made by the Parish Meeting, it is not obliged to determine the application in accordance with those views.

This does not mean that the local planning authority do not take into account Parish Meeting representations, however they have to balance the comments with all the other representations received, and they have restrictions on the way in which they are entitled by law to deal with applications because they must not take into account non-planning related matters.

Material Considerations for Determining Planning Applications

A "material consideration" is a matter that should be taken into account in deciding a planning application or on an appeal against a planning decision. Issues such as loss of view, or negative effect on the value of properties are not material considerations.

Material considerations can include (but are not limited to):

• Overlooking/loss of privacy	• Layout and density of building
• Loss of light or overshadowing	• Design, appearance and materials
• Parking	• Government policy
• Highway safety	• Disabled persons' access
• Traffic	• Proposals in the Development Plan
• Effect on listed building and conservation area	• Previous planning decisions (including appeal decisions)
• Noise	• Nature conservation