

Date Approved : March 2016

Date Reviewed : March 2021

Title : Planning

Subject : The way the Council responds to planning applications for buildings in the Parish and fulfils its statutory responsibilities.

Relevant Parish Council Documents : Standing Orders.

Information :

Context

1. The Parish Council lies within the Peak District National Park Authority (PDNPA) which is responsible for planning policy, approval and enforcement. The PDNPA committees do not include members who are accountable to local communities in the Peak Park i.e. the members are not elected by local people to represent them on the PDNPA. This is different from areas outside the PDNPA where planning responsibility lies with District Councils and where the members of the planning committee are elected by local people.
2. The lack of a direct link between a local community and the PDNPA means that the PDNPA looks to Parish Councils to provide a link. A Parish Council is in a position to provide such a link because it is a statutory consultee in the planning process and it possesses local knowledge.
3. Litton Parish Council believes that its role as a statutory consultee is an important one and it is committed to exercising this role for the benefit of the community.

Role of the Parish Council

4. As a statutory consultee the Parish Council is asked to comment on planning applications submitted by residents to the PDNPA. In these cases, the Parish Council will use its local knowledge to comment on the following areas:
 - a. The accuracy of the application and any local matters which provide the PDNPA with a context within which to consider the application.

b. Whether the Parish Council supports or objects to the application and the planning reasons for doing so. It will confine its reasons to the list of material planning matters published by the PDNPA and other policies and guidance published by the PDNPA and other relevant bodies.

c. The Parish Council may add comments which it would wish the PDNPA to take into account and may in some circumstances not conclude with an expression of support or objection but offer a commentary on the application.

5. The Parish Council will consider advising the PDNPA when building work clearly deviates from the approval given.

Exercise of the Parish Council's role

6. If an individual resident has a view on any application then they are strongly advised to make a response to the PDNPA and not to rely upon the Parish Council including their views.

7. The Parish Council recognises that the majority of planning applications are from residents wishing to make improvements to their existing residential or business properties. This benefits the community by improving the overall building stock and the PDNPA pays close attention to ensuring a sympathetic design. The Parish Council will be predisposed to support such applications. Comments may be added when neighbours and others raise objections.

8. Applications for new build, re-build or substantial extensions are relatively rare and close attention will be given to the impact of these on the community as a whole.

9. When the Parish Council considers a planning application the applicant and /or an objector may if they so wish attend the Parish Council meeting and make a presentation. Councillor's will then take into account this information when determining their response.

10. The Parish council will endeavour to make a fair and objective assessment of the planning application against the areas listed in paragraph 4 above. It will then submit this to the PDNPA and it is for the PDNPA to decide how it uses the information along with other submissions.

11. The Parish council is a landowner and it may wish to make a planning application or to object to an application by virtue of being the landowner. In these

cases, it will make clear its interests.

Other relevant information:

12. Details of any planning application can be found using the PDNPA planning search at: <http://pam.peakdistrict.gov.uk/>

13. Comments on any planning application can be submitted online or by e-mail to planning.service@peakdistrict.gov.uk.

14. Guidance on how to comment on a planning application, including what issues constitute a valid reason for objecting to an application can be found at: <http://www.peakdistrict.gov.uk/planning/have-your-say/comment-on-an-application>

15. Solar Panels. There is no PDNPA blanket policy on the acceptability of solar panels, either within or outside of Conservation Areas. PDNPA Core Strategy Policy CC2 states that proposals for low carbon and renewable energy development will be encouraged provided that it can be accommodated without adversely affecting landscape character, cultural heritage assets, or other valued characteristics. This requires proposals to be assessed on a case by case basis. A number of factors are considered including the character of the building on which the panels would be mounted (unless they are ground mounted), their size, their position, their design (colour, framing, whether they stand up significantly from the roof), and their prominence in the wider landscape.