

Whitegate & Marton: Essential Planning Guidance for Parish Councils

(Notes from CWAC planning workshops held on 23rd March 2016 & 19th Feb 2020)

Key principles

1. National Planning Policy Framework (NPPF): "Development that is sustainable should go ahead without delay"
2. Hierarchy of planning policies:
 - NPPF
 - Neighbourhood Plan
 - Local Plan
3. Neighbourhood Plans: Statutory policy but will "shape not prevent development"

Steps taken in assessing Planning Applications

1. Material considerations (see below)
2. Policy (NPPF, Neighbourhood Plan, Local Plan)
3. Views of consultees
4. Factors on the ground

Examples of Material/Not Material Considerations

Material

Visual impact	Climate change & Flood risk
Privacy	Daylight/Sunlight
Noise/Small etc	Access/Traffic
Health & Safety	Ecology
Economic impact	Planning History
Cumulative impact	Loss of Public view
Personal Factors (rarely granted) e.g. Granny Flat, Disabled need	

Not Material

The Applicant	Retrospective applications
Land ownership	Precedent
Private rights (e.g. access)	Personal circumstances
Restrictive Covenants	Matters covered by other legislation (e.g. building regs)
Property Value	Competition
Loss of (private) view	Better site/better access
Change from previous scheme What they will do next	

Planning Consultation

- Consultation period nominally 21 days (statutory) however this can be extended on request where consultations likely to be contentious
- Parish Council comments need to relate to 'planning matters'
- Planning Officer normally has delegated powers - however call in to Planning Committee by Ward Councillor can be triggered if valid planning reason (this is not a right and can be vetoed by Chief Planning Officer)