

‘Planning Demystified’ Training - Cranborne Chase AONB [Wiltshire Parishes] - 3 September 2019

Proposed Group Action Plan

Group Actions

- Obtain copy of AONB Management Plan and study, with view to using it to respond to planning applications as appropriate. [Note current plan on AONB website to be replaced shortly by new plan].
- Focus on new planning policy documents and Local Plan Review, early on in the process, to ensure comments are submitted at that stage, to influence new policies.
- Ensure Parish Council has a copy of the National Planning Policy Framework 2019 available, when considering planning applications.
- Respond to planning applications in a more professional manner by ensuring that comments on applications are based on ‘Material Planning Considerations’ and the wording within Local Plan policies and make use of Guidance Document on material considerations provided to Councillors.
- Ensure that this approach is followed when supporting proposed developments, as well as when raising objections.
- To assist, extract key planning policies from Wiltshire Plan and other ‘Saved’ Local Plan Policies and provide to Parish Councillors/ Planning Committee Members as ‘ready reckoner’ laminated check sheet, for use when responding to applications.
- Arrange regular joint meetings with adjacent parishes to discuss common planning related issues
- Support/encourage pre-application discussions with planning applicants for larger schemes. Potential for parishes jointly lobbying Wiltshire Council on this issue [possibly via AONB Team], to request them to encourage applicants to liaise with parishes more regularly than at present
- Seek extension of time for commenting on applications from planning authority, via case officer, if 21 consultation period does not tie in with parish council meeting cycles.
- Raise awareness locally in parishes about the Dark Skies Project and the need for residents and others to have sensitive lighting schemes at their properties. AONB Team to publicise this if current Dark Skies Status application is successful.

Other SW Suggestions:

- In responding to applications, refer more to planning conditions that could be imposed, to either overcome what otherwise might be a reason for refusal, or

to enhance the development, notably in relation to potential for landscape improvement.

- Likewise, develop schedule of projects to enhance the locality, to be included within 106 Agreements, between the applicant and Wiltshire Council when appropriate, or for funding via the Community Infrastructure Levy.
- Take advantage of the ability to speak at Planning Committee's at Wiltshire Council, when appropriate.
- Take a greater interest and role in planning appeals in the area and consider making representations on appeals.
- The Bubble Diagram below shows those who may be involved in major applications.
- Material Consideration and some other slides from the presentations relating to policies and conditions also provided below for reference and to assist the Parish Councils/planning committees.
- Brief other members of Parish Council on the Planning Training course and a share information, potentially using case studies as examples of planning issues raised and discussed
- Electronic Version of Material Planning Consideration document and presentation to be available from/provided by AONB Team.

Simon Williams

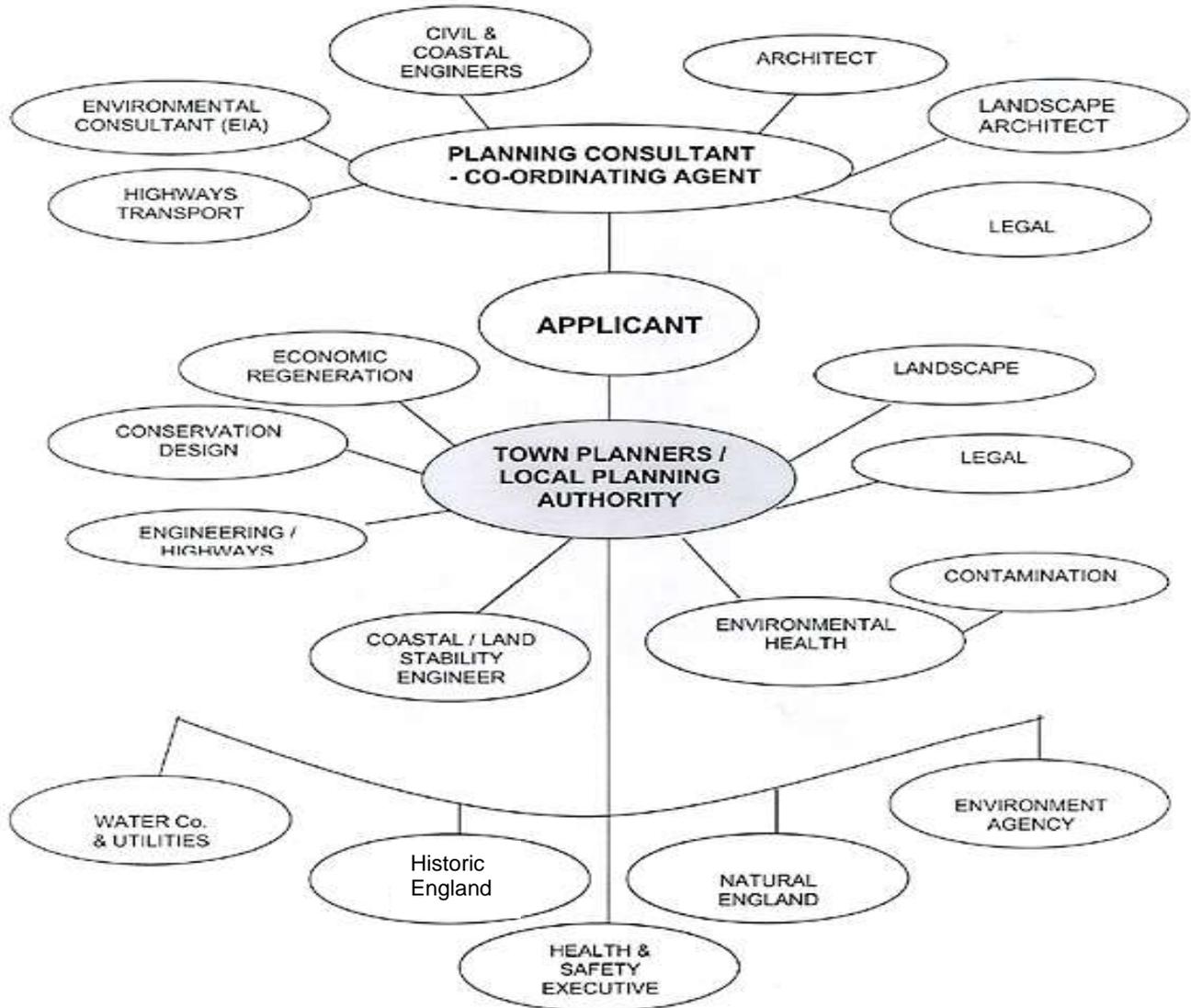
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4 September 2019

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APPLICANT & CONSULTANTS



LOCAL AUTHORITY AND PUBLIC AGENCIES

Material Planning Considerations 1



• **Material or Not?**

- Property Values - No
- Residential Amenity - Yes
- Views – Not Unless Public
- Land Ownership - No
- Alternative Land Uses – No Unless in Local Plan
- Traffic & Parking issues - Yes
- Personal Circumstances – No Unless Special Circumstances
- Too many Already – No, not in itself

Material Planning Considerations 2

• **Material or Not?**

- Boundary Disputes - No
- Party Walls; Joining On - No
- Noise, Vibration & Soundproofing - Yes
- Limit Hours of Operation- Yes
- Design and Materials, bricks /windows – Yes
- Personal Prejudice or Likes/Dislikes – No!
- Economic Viability; Special Circumstances
- Reasons for Refusal Must be Policy Based
- **Guidance Document Provided!!**



Conditions & Reasons for Refusal



- **Planning Conditions – ‘Tests’ Para NPPF 55**
 - *Necessary*
 - *Relevant to planning*
 - *Relevant to Development being permitted*
 - *Enforceable*
 - *Precise*
 - *Reasonable in all other respects*

Examples of Reasons for Refusal

- The proposal would have an adverse effect on the **amenity** of residents, contrary to Local Plan Policy VV
- The **Access to the site** is inadequate and does not meet to the required standards and so is contrary to Policy XX
- The **layout, design and form** of development would be unsympathetic to the character of the Conservation Area and immediate adjacent listed properties and so contrary to Policies WW & AA
- The site is **not allocated** for housing development in the Local Plan, is outside the settlement’s development boundary and would result in an unacceptably detrimental **visual impact on the landscape** of this part of the AONB and so contrary to Landscape Protection Policies, ZZ & BB of the Local Plan and the objectives of the **AONB Management Plan.....etc.**