

How Farnsfield Parish Council deals with Planning Applications

The Council's powers

Parish councils do not have powers to approve or reject planning applications. Planning decisions are made by the local planning authority which is Newark & Sherwood District Council. Farnsfield Parish Council is invited to comment on the majority of planning applications in the parish and is given 21 days to respond. The Council can ask for changes to make an application more acceptable or can use its comments to object as long the reasons for objecting are material.

The Parish Council's comments will be taken into account by the Newark & Sherwood District Council (N&SDC) before a decision is made providing the points made are relevant. Members of the public can also send their own comments to NSDC either by post or email. Most planning decisions are made by an officer of NSDC and some are decided by a committee of NSDC councillors, usually because an NSDC councillor has asked for the application to be referred.

The Council's approach to planning applications

Farnsfield Parish Council considers planning applications at the Facilities & Planning meeting or at the full Council meeting. The dates of meetings are on the Council website.

The public can contact the Council with comments by email to the Clerk beforehand or can comment in the public sessions before meetings.

When responding, the Parish Council will try to represent the majority local interest and will take account of the planning policy of Newark & Sherwood DC as defined in their Local Development Framework at <http://www.newark-sherwooddc.gov.uk/planning/localdevelopmentframeworkldf/>. The Farnsfield Neighbourhood Plan and the Allocations & Development Management Development Plan are key components of the Local Development Framework. Where possible the response should reference the relevant planning policy, for example FNP5 or DM5. A summary of Farnsfield Neighbourhood Plan policies is available on the parish council website along with the full Neighbourhood Plan.

Responses should be clear, concise and accurate and should be based on material considerations, examples of which are detailed below:

- impact on the amenities of neighbouring users including noise, overlooking, loss of privacy, light or overbearing impact
- respect for the design, materials and detailing of the original dwelling
- provision for safe and inclusive access and parking provision can be achieved and there is no adverse impact on the highway network as a result of the proposal
- a reasonable amount of amenity space remains relative to the original
- disabled persons' access
- effect on listed building and conservation area
- nature conservation
- government policy & previous planning decisions (including appeal decisions).

Proposals creating backland (garden grabbing) development will only be approved where they would be in-keeping with the general character and density of existing development in the area, and would not set a precedent for similar forms of development, the cumulative effect of which would be to harm the established character and appearance of the area.

Non-material considerations such as those listed below should not be part of the response:

- the identity of the applicant or occupant or fact that the applicant does not own the land
- loss of a private view or boundary disputes or devaluation of property
- religious or moral issues such as betting shops and amusement arcades
- breach of covenants, personal property rights and personal (but not public) rights of way
- speculation over future use or the developer's motives, record or reputation
- matters controlled by other legislation such as fire prevention

Further information on the national planning policy guidance can be viewed at <http://www.communities.gov.uk/planningandbuilding>