

COLLINGHAM *Parish Council*

ANNUAL PARISH MEETING 12 MARCH 2015

CHAIR of PLANNING'S REPORT (presented to the meeting)

Collingham Parish Council is consulted by Newark and Sherwood District Council Planning department about all planning applications in the Parish, and sometimes neighbouring District Councils will consult with us about any plans that may affect us that are close to our boundary with them. As has happened recently with regard to a wind Turbine application in the Norton Disney Parish of North Kesteven District Council.

Any views expressed by the Parish Council will be taken into account by the Planning Authority before a decision is made, providing the points made are relevant to the determination of a planning application. The final decision is made by Newark and Sherwood District Council Planning committee and **not** as a lot of Parishioners think by the Parish Council.

Sometimes Collingham is at odds with the District Council when they approve something that we have recommended refusal on.

We cannot just recommend refusal for no reason there are sets of guidelines that we have to follow. To begin with an application must conform to Newark and Sherwood's Local Planning Policy and there must be VALID PLANNING reasons why we refuse something.

For example Access and Highways Safety and Layout and Density, as well as Design and Appearance and effects on a Listed Building are all valid reasons to refuse an application and Flooding is also a valid refusal reason as well as Overlooking and Loss of privacy and Loss of Sunlight to a neighbouring property however Loss of **View** is not and neither are Property Values and Personal Circumstances.

One member of the Parish Council may speak for four minutes at a sitting of the District Council Planning Committee which usually takes place once a month, to reiterate the objections previously sent in to the District Council Planning Department when the planning application is before them. However we cannot then take any further part in the proceedings and the District Council Planning Committee will make their decision after listening to us, taking into account any other objections they have received and on the advice of the Professional District Planning officers.

We also must bear in mind that if the planning application is refused and the Professional Officers have recommended that it should be approved and it goes to appeal there is every likelihood that the Inspector hearing the appeal will award costs AGAINST the District Council and these can be very substantial so during these straightened times that has to be considered very seriously.

Sometimes a plan is not controversial and is approved on delegated powers by the officers and does not get to the committee stage, however this does not usually happen if there are objections to it though in the past it has happened on occasion and left members of the Parish Council fuming. However once approved it cannot be rescinded and there are one or two buildings in the village to which this has happened and when it did we made very strong representation to the District council. But we have moved on these days and it happens much less now thankfully.

It's a swings and roundabouts situation most of the time. Sometimes those we expect to lose we win and vice versa but here in the village all parishioners see is the building or buildings that they did not want and because we are the nearest to the action the poor old Parish Council gets the blame, when probably we have been very vociferous in trying to get said planning applications refused. We are only a STATUTORY ADVISORY Body not the decision makers!