

CASTOR PARISH COUNCIL (CPC) – Planning policy

Introduction

Castor Parish Council is the recipient of Planning Applications submitted to Peterborough City Council within Castor as part of their consultative process. Castor Parish Council may make comments and/or recommendations on any Planning Application but the final resolution is made by Peterborough City Council.

Planning

- A Parish Councillor is designated 'Planning Councillor'. This person's main objective is to investigate all applications on behalf of the Parish Council. Monthly status reports showing and describing all applications are prepared and discussed at the monthly parish council meetings. Applications are compared with the Neighbourhood plan and the Peterborough Local Plan to ensure compliance.

Timescale

- All applications are normally considered at the scheduled meeting of the parish council, following receipt of the formal consultation letter which sets out the consultation period.
- Normally the consultative period is twenty-eight days. The Parish Council Clerk can write to Peterborough City Council requesting an extension to the Consultation time.
- Where the agreed timescale is insufficient for the matter to be considered at the next scheduled meeting; the clerk, in conjunction with the chairman, (and on the advice of the planning councillor) may call an ad hoc meeting for the purpose.
- In the event that the timescale allowed for consultation is insufficient for consideration by the parish council at a scheduled or ad hoc meeting the clerk may consult parish councillors by any other convenient means and submit suitably qualified collective observations on behalf of the parish council. That submission to the planning authority WILL be reported to the next meeting of the parish council.

Public Attendance

Any member of the public can attend any a meeting and may be allowed to speak, either for or against any application, at the discretion of the Parish Council Chairman.

Appeals/Planning Application Amendments

Any decisions or recommendations made will not be amended unless additional information is submitted that is relevant to the original application.

Planning Applications

Applications must be named even if an agent is involved. Applications must name the property owner

Site Visits

Site visits will not normally take place unless the exact location of the site is not clearly identified or a site visit would add to the written information and plans already supplied.

Observations made by the Parish council

- Parish councillors observe the Nolan principles of standards in public life and those with a personal interest in a planning application will declare that interest and not take part in forming the collective observations of the parish council.
- Parish Councillors may have views on an individual applications but undertake to maintain an open mind, during the consideration of applications by the parish council. Where that is not the case the councillor should declare their predetermination of the application and their views not be taken in to account.
- Parish council observations must be on planning grounds alone (see below)
- Parish council will seek to support the legitimate views of residents where they reasonably conclusive and based on planning grounds

The following are Acceptable Grounds for Refusing Planning Permission by the planning authority

- Government policy and guidance - Acts, Circulars, Planning Policy Guidance Notes etc.
- The Local Development Plan. Peterborough have adopted a Development Plan in 2019.
- Adopted supplementary guidance - for example car parking standards and special policies for conservation areas including Castor.
- Replies from statutory and non-statutory agencies (e.g. Environment Agency, Highways Authority who will be consulted anyway.)
- Representations from others - neighbours, amenity groups and other interested parties so long as they relate to land use matters.
- Effects on an area - this includes the character of an area, availability of infrastructure, density, over-development, layout, position, design and external appearance of buildings and landscaping
- The need to safeguard valuable resources such as good farmland or mineral reserves.
- Highway safety issues - such as traffic generation, road capacity, means of access, visibility, car parking and effects on pedestrians and cyclists.
- Public services - such as drainage, water supply and availability of schools.
- Public proposals for using the same land
- Effects on surrounding buildings - such as overlooking, loss of light, overshadowing, visual intrusion, noise, overbearing impact, design out of character, disturbance and smell.
- Effects on a specially designated area or building - such as green belt, conservation areas, listed buildings, ancient monuments and areas of special scientific interest.
- Effects on existing tree cover and hedgerows.
- Nature conservation interests - such as protection of badgers, great crested newts etc.
- Public rights of way
- Flooding or pollution.
- Planning history of the site - including existing permissions and appeal decisions.
- A desire to retain or promote certain uses - such as playing fields, village shops and pubs.
- Prevention of crime and disorder
- Presence of a hazardous substance directly associated with a development
- Precedent - but only where it can be shown there would be a real danger that a proposal would inevitably lead to other inappropriate development.