

Brympton Parish Council

Planning Working Group

The Planning Working Group is **not** required to meet in public, nor to have its meetings minuted. It may not make decisions on behalf of the Council, but will gather facts and solicit opinions, reporting to the Council in an advisory capacity to enable the latter to make better, quicker decisions.

Constitution

- ❖ The Planning Working Group will comprise at least two Councillors, appointed by the Clerk, by rote or by other means, and will meet before monthly Council meetings.
- ❖ The Chair will be an ex-officio member.
- ❖ The Clerk will be available for research and for advice on large developments (usually all development involving multiple buildings, more than two dwellings or a total floor area in excess of 250 sq.m.).

Code of Conduct

- ❖ When visiting sites for planning or development control purposes, Councillors may not enter private land unless invited by the owner or his agent. Without such permission Councillors may only inspect the site from publicly accessible land.
- ❖ Members are reminded of the requirement to assess risks to health and safety, appropriate protective equipment will be provided. High visibility waistcoats are available and required for all visits on or adjacent to highway land.
- ❖ Any Councillors (whether or not on the current Advisory Group) may request, through the Clerk, additional advice or information from the District or County Councils or other bodies required to enable it to understand or carry out its duties more effectively. If provision of such information would incur fees or other costs that the Clerk is unwilling or unable to meet under delegated powers of expenditure, the Council will consider such funding.
- ❖ It is of great importance that any actions of, or comments made by, individual Councillors are not misconstrued as being those of the Council. Therefore, contact with Officers or Members of the Principal Authorities should be through the Clerk. Should direct contact with Officers be necessary (such as through membership of a joint working group), Councillors must always clarify, as personal opinion, any statements that go beyond the published decisions of Brympton Parish Council.

Terms of Reference

- ❖ To consider and make recommendation on all matters relating to development control within Brympton parish.
- ❖ To consider and make recommendation on all matters relating to development control in the adjacent parishes which have an impact on Brympton parish.

- ❖ The Planning Working Group will not consider responses to consultation on wider matters of planning policy, including the Local Plan, local development framework and parish planning, but may make recommendations concerning these to the Council where appropriate.

GUIDELINES when considering planning applications

Relevant issues may include the following:

The Local Plan
Government planning guidance
Highway safety and traffic
Noise, disturbance and smells resulting from the proposed development
Design, appearance and layout
Conservation of buildings, trees and open land
Impact on the appearance of the area
Effect on the level of daylight and privacy of existing property
Need to safeguard the countryside or protected species of plant or animal
Planning case law and previous decisions
The need for the development
Planning history of the site

Matters which are not relevant include:

Matters covered by other laws apart from planning, such as alcohol licensing, or construction techniques
Private property rights such as covenants
The developer's identity, morals, motives or past record
Effect on the value of your property
The fact that development has already started
Trade objections based on competition
Moral objections such as an objection to gambling or a pub
Loss of a particular view
Inconvenience or other problems caused by building works

Reviewed 25th July 2018
Review date: June 2019