

Planning Committee

TERMS of REFERENCE

Approved 9th January 2012

To make recommendations on behalf of Bleadon Parish Council on all matters relating to planning within the Civil Parish of Bleadon, including but not exclusively; planning applications, planning appeals, tree preservation orders (TPO's), enforcement notices and on planning policy reviews at local, regional and national levels.

OBJECTIVE

To safeguard, maintain and where possible, enhance the social, economic and environmental well-being of the Civil Parish of Bleadon for both the current and future generations.

THE PLANNING COMMITTEE WILL:

- Provide training to committee members.
- Review the planning documentation and visit the site where necessary.
- Provide parishioners the opportunity to view plans held by the Parish Council.
- Hold public meetings where appropriate.
- Encourage public participation at meetings.
- Request where appropriate for the Ward Councillor to 'call in' an application to the Local Authority's Area committee.
- The committee where it deems fit will push for S.106 funding from developers towards projects within the civil Parish of Bleadon.

THE CLERK WILL:

- Post agendas on all available notice boards
- Submit the application to the planning Committee Chairman with a copy of the top sheet going to all members of the Planning Committee
- Record the number of letters of support or objection received by the Parish Council and note the planning issues raised by those letters.
- Ensure that all responses to the local authority give the Parish Councils detailed reasons for either approving or recommending refusal of the application.
- Where necessary attend North Somerset's Development Committee Meetings in order to support and re-state the Parish Council's recommendation
- Under delegated powers review and respond to planning applications on behalf of Bleadon Parish Council in the absence of a Planning Committee meeting.
- Ensure that such planning applications responded to by way of delegated powers are subsequently retrospectively approved by the Parish Council or Planning Committee

PLANNING PROCESS ADVICE NOTES

North Somerset Council is the planning authority responsible for planning decisions within the Civil Parish of Bleadon and is the only body that can make decisions within the Parish. Bleadon Parish Council is empowered and entitled to make an observation or comment on an application to North Somerset Council on behalf of the Parish. Individuals may also make comment on an application, directly to North Somerset Council and are welcome to comments on applications at Planning Committee meetings

Guidance on new planning applications can be sought via the Governments Planning Portal website <http://www.planningportal.gov.uk/> or North Somerset Council on 01934 888802 or their website <http://www.n-somerset.gov.uk/>. Once the North Somerset Council has accepted and verified the application it will: - Display the application on the North Somerset Website - where it is freely available for the public to view. Notify any near neighbours of the application Advise the Parish Council of the application. Advise the Ward Councillor of the Application. Put up a notice at or near the development site Notify any statutory consultee e.g. Environment Agency, West Mendip Internal drainage Board.

Within Bleadon the Parish Council has delegated powers relating to Planning to a specific committee, The Bleadon Parish Council Planning Committee. This committee meets usually twice per month firstly immediately prior to the holding of a Parish Council Meeting which is the second Monday of the month. The second meeting will normally be on the fourth Wednesday of the month. Members of the public are free to attend any of these meetings and make their views known to the members of the Planning Committee. The Committee will consider each application on its merits and in line with current North Somerset Planning Policy, Bleadon's own local planning policy and regional and national planning policies where relevant.

Following consideration of each individual matter together with any comments from the public the Committee will make its recommendations to North Somerset Council. Members of the public are also able to make their views known to North Somerset Council directly by adding comment on the planning web site or in writing. The Parish Council may take the opportunity to request that the Ward Councillor 'Calls In' an application should the Committee feel that the application is contentious, outside current policy or relates to a matter of import to the general community.

When an application has been 'called in' the planning decision will no longer be made by the delegated planning officer at North Somerset but will be referred to an area committee of Local Ward Councillors for a decision. In certain circumstances the area committee may itself refer the matter to the full Planning and Regulatory Committee at North Somerset Council.

Once a Planning Application is approved that is the end of the matter. Should an application be refused the applicant has the right to take their case to appeal. Further information on this can be found on both The Planning Portal website <http://www.planningportal.gov.uk/> or North Somerset Council website <http://www.nsomerset.gov.uk/>

KEY PLANNING POLICY PRINCIPLES

The Planning Committee will ensure all decisions are based on sustainable development principles including:

- a) Social inclusion recognising the needs of everyone.
- b) Effective protection and enhancement of the environment.
- c) Where appropriate through the provision of good quality affordable housing the vitality of the village can be perpetuated.
- d) Support growth of local employment.
- e) Preserving and enhancing the character of the village
- f) Development should be well designed and not impose burdens on the residents or create problems for the future.
- g) Ensuring planning decisions conform to the Local Plan, unless there are overriding material considerations.
- h) Ensure that any development or change in use does not have a detrimental impact on infrastructure on the village or its surroundings.