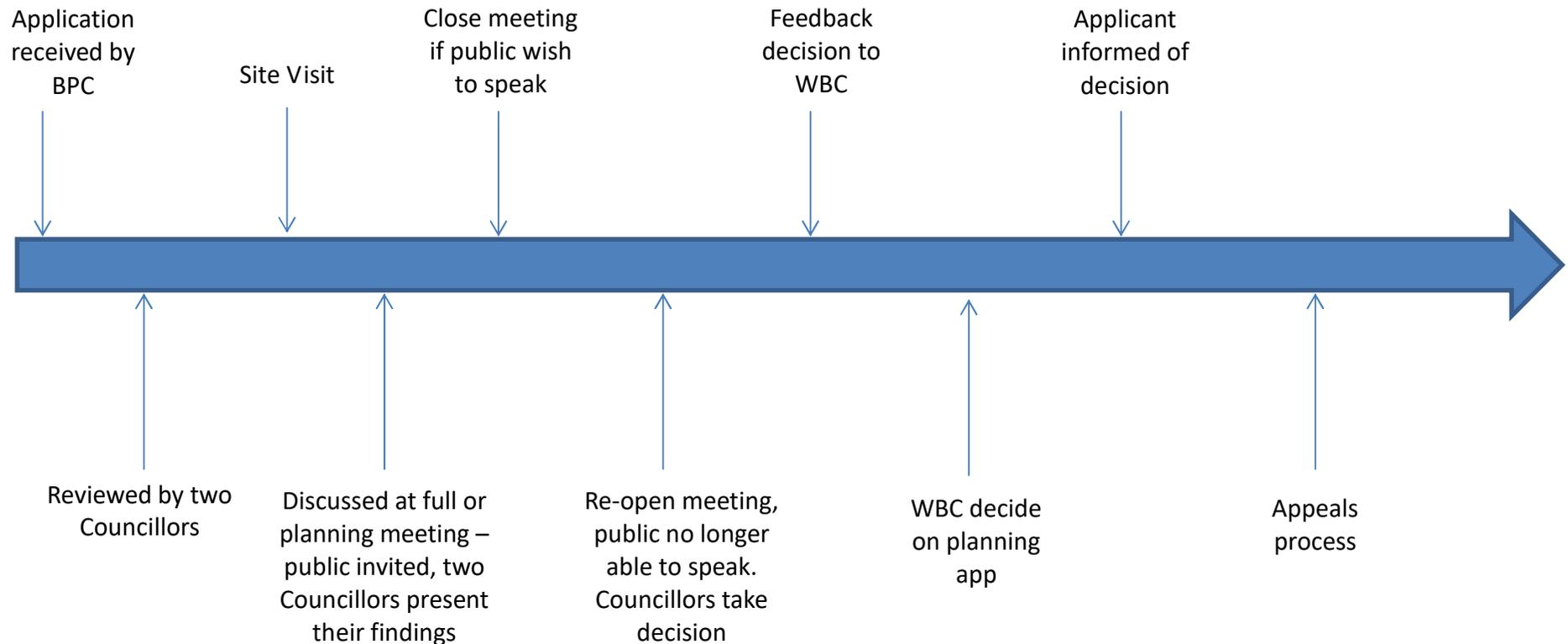


Bucklebury Parish Council

Planning Policy.

The Process



Bucklebury Parish Council

If parishioners request advice from BPC in advance of submitting a planning application, this should be restricted to details of the planning application approval process, and documents such as Bucklebury Vision, and WBC planning guidelines, to which applicants should refer.

When a planning application is received by WBC, the parish council is consulted for its view, and if the application is close to the parish boundary, the adjacent parish is also consulted. It is WBC that makes the final decision to approve or reject an application, NOT the parish council. However, in a majority of cases, WBC's decision is in agreement with that of the parish council.

If a councillor declares any interest in a planning application, he/she does not participate in the any discussion/vote for this application.

When BPC receives an application to review, decisions are taken with the interests of the parish in mind.

Two councillors are assigned to review an application and arrange a site visit to understand/visualise the application, and seek to contact near-neighbours to identify whether they have any concerns about the proposals ahead of BPC considering the application.

During the site visit, councillors must not trespass, nor lobby/seek to influence neighbours with personal views. The councillors should also check for the presence of the 'orange notice' and its accuracy.

When considering an application, BPC's objections to or comments on an application are only considered by the planning authority if they refer to material planning considerations. For example, overbearing or overshadowing effects on a neighbouring property would be valid considerations, but concerns about which kinds of people might live in a property in the future would not.

Other aspects that may be taken into account are: Existing tree locations, AoNB or Green Belt locations, overshadowing or loss of light, over- dominance, noise disturbance/smells, planning history of a site, traffic generation and regional/local planning policies.

The planning application is normally discussed at the next full or planning meeting of BPC, the agenda published in advance, and members of the public are invited to attend.

The councillors that review the application present their findings and other councillors have the opportunity to ask questions so that a decision can be made. Any declarations of interest by councillors present at the meeting should be made at this point.

Councillors should only take part in the discussion if they have been present for the whole of the debate.

Should any members of the public wish to speak in favour/against the application, the meeting is closed and members of the public are given a limited time to make their comments. Once all comments have been made, the meeting is re-opened and the two councillors who

Bucklebury Parish Council

reviewed the application and visited the site are invited to make their recommendation for how the application should be determined.

The options open to BPC are: Object, not object or support – support is used for applications when the outcome is of significant benefit to the community as a whole.

Any objections to an application must only be made on planning grounds.

The council takes a vote and the feedback provided to WBC.

WBC then reviews the application, taking BPC's feedback into account and inform the applicant of its decision.

If necessary, the applicant can then appeal WBC's decision.