

Gunthwaite and Ingbirchworth Parish Council
Policy and Protocol for assessing planning applications within the Parish

1. Any Parish Council's Role on Planning Matters

The role of a Parish Council (PC) is to represent local views, in our capacity as just one consultee (amongst others) of the Planning Authority, to include the following:

- Provide local knowledge
- Raise areas of concern of the PC
- Inform, debate, and add value to the process.
- Ask the Planning Authority to involve District Councillors if required.

As **statutory consultees** in the planning process PCs must be informed of all planning applications, and any amendments to those applications, within the parish. The PC can only comment on these planning applications in the same way as any other member of the public, however, any comments by the PC must be agreed during a properly convened Parish Council meeting. However should no Parish Council meeting be scheduled prior to the deadline of any planning application, and the councillors have any objection(s) to the application, then providing there is a collective view and the objections are based upon the protocol listed later in this document, the PC Clerk may respond to the application body on behalf of the Parish council passing on those collective objections. At the next properly convened PC meeting the objections and vote should be officially noted in that meeting's minutes.

Members of the public attending the meeting can comment, speak in support of or object to any application during the 'Open Forum' segment of the meeting, but not during the council's deliberations later. However, they may be asked to provide clarity on details of the application during the PC's deliberations at the invitation of the person chairing the meeting.

Comments, other than an overall 'no comment' decision, agreed regarding any Planning Applications in each properly convened PC meeting are formally submitted by the Parish Clerk to the Planning Authority who consider the responses from all consultees to help them make their planning decision.

2. Gunthwaite and Ingbirchworth Parish Council's Role on Planning Matters

The Planning Authority for Gunthwaite and Ingbirchworth Parish Council (GIPC) is Barnsley Metropolitan Borough Council (BMBC).

GIPC is a **consultee** of BMBC. **Our response(s) counts as one opinion only.**

Prior to a GIPC meeting the councillors receive notice of any planning applications from the Parish Clerk and they will study the plans, forms and details so submitted with any application carefully. BMBC can request the views of the statutory bodies e.g., English Heritage, Environment Agency, Highway Authority, etc.as needed.

BMBC will almost certainly be bound by the advice of such statutory bodies.

At the start of every GIPC meeting councillors must individually each declare any personal interests in agenda items. Any GIPC Councillor who declares any interest in any planning application will recuse themselves from further involvement regarding discussions on, and responses to, that application.

Alongside any advice or comments brought to councillors from residents of the Parish, the councillors will give their own opinions. GIPC can and will seek the views of residents of the Parish, particularly in cases we consider to be controversial, by asking for responses in any form including social media, Formal discussion then held by GIPC will reflect such local feeling during the deliberation process.

Additionally, should there be widespread objection, or support, for a proposal, GIPC will urge members of the public to send their own individually written letters or e-mails direct to the planning authority (in their own words rather than a blanket wording as these are more effective).

For any resident within BMBC all planning applications can be viewed and responded to on the BMBC website planning portal

3. Gunthwaite and Ingbirchworth Parish Council's Protocol in Making Comments or Objections

Any comments or objections to a planning application will be made by GIPC by following a protocol as explained below.

Other than 'no comment' GIPC's comments or objections for each planning application are communicated by our Clerk to BMBC using the planning department's email service.

Our protocol involves working through the following list of 10 questions for each application. Some recent examples are included to highlight how this protocol works in practice.

1. Does the planning application concern loss of a community facility?

Example: GIPC raised an objection to the demolition of the Fountain for new housing without alternative provision being made for a community venue. The objection was upheld causing the plans to be amended and the Fountain to be retained.

2. Does the planning application involve risk of flooding or pollution?

No recent examples of objections in this category

3. Does the planning application involve risk to traffic generation or highway matters?

Example: GIPC raised a concern about possible bridge damage and increased traffic issues concerning the planned opening of a new and larger pig farm operation

4. Does the planning application pose any local economic risks?

Example: GIPC commented on a concern regarding the proximity of a new pig farm operation to an existing and well established camp site business

5. Does the planning application involve any significant environmental changes?

Example: Parts of GIPC are inside a designated conservation area and some buildings are listed. Comments concerning plans which may effect these matters have been made on relevant occasions

6. Does the planning application pose risk to car parking within the Parish?

Example: GIPC has made car parking comments regarding various new building developments.

7. Does the planning application cause community issues regarding noise and smell?

Example: GIPC commented that it welcomed plans to move the current pig farm operation to a venue which was further away from more residents but commented on a small number of residents who may be more adversely effected due to the increase in size of the new pig farm

8. Does the planning application pose any community contamination risks?

Example: GIPC were aware that Yorkshire Water were responding to possible contamination risks regarding the proposed location of the new pig farm

9. Does the planning application have a significant cumulative impact on the community?

Example: GIPC has made relevant infrastructure comments regarding various new building developments for both residential and business plans.

10 Is the planning application subject to previously denied planning objections or appeals?

Example: GIPC considered the new plans concerning Spicer House following the previous plans being turned down and expressed support for them.

When the PC response is 'NO OBJECTION' it is satisfied that all the above questions have been considered carefully and applied to the application under consideration so the PC has no area for objection.

However, the PC may make recommendations for **planning conditions** to be added to the application should BMBC grant approval.

For example GIPC proposed that a planning condition concerning the proposed new pig farm should be made so that the existing pig farm operation to be closed down on the opening of the new one. This proposed condition was adopted by BMBC.

What doesn't Gunthwaite and Ingbirchworth Parish Council consider when making their planning applications responses?

The following are NOT considered –

1. History of applicant.
2. Loss of view.
3. Commercial competition.
4. Impact on property value.
5. Restrictive covenants.
6. Ownership of land, right of access.
7. Noise & disturbance from construction work.
8. Land & boundary disputes.
9. Land ownership.
10. Damage to property.
11. Private rights of way.
12. Deeds & covenants.
13. Private issues between neighbours.