



Planning Responses

Background

Presently, a weekly list of planning applications is received by the office and forwarded to all Councillors.

Councillors are advised that if they wish to respond with comments, to do so as an individual, not on behalf of Ashington Town Council.

Councillors are invited to contact the Council Chair, Vice-Chair or Clerk if they feel that a particular planning application should be brought to a Council agenda.

Local Councils strive to remain part of the planning process, and as such Ashington Town Council should ensure a corporate response to planning applications. At the same time, it is important not to burden the Full Council with routine planning applications.

Proposal

That Ashington Town Council continue to bring planning applications that are of strategic importance, or considered to have significant public interest, to a meeting of the Full Council, for consideration and agreed response.

That Ashington Town Council respond to all other Planning Applications received, as invited, with 'support', 'object' or 'no comment', via delegated powers to the Clerk.

- Planning applications shall be received by the Clerk (or officer delegated by the Clerk) who will provide details to relevant *Ward Councillors*.
- Where no queries or concerns arise by joint decision of all Ward Councillors consulted and with responses received, the Clerk (or officer delegated by the Clerk) shall inform the Planning Department within the time allocated of the decision of the Council, to 'support'.
- Where concerns or objections arise, that are material considerations, the Clerk (or officer delegated by the Clerk) shall be delegated to inform the Planning Department within the time allocated of the decision of the Council, to 'object' and the material reason for objection.
- Where there is no response from Ward Councillors, the response of Ashington Town Council will be agreed as 'No Comment'.
- All Councillors will report directly back to the Clerk (or officer delegated by the Clerk) thereby avoiding discussion between members.

Please be reminded that decisions can only be delegated to Officers or Committees. The motion is to delegate to the Clerk, in consultation with Ward Councillors, not to delegate the decision to Ward Councillors, which is not permitted.

Members should not comment on planning applications if they are on the Planning Committee at Northumberland County Council.

Members should not comment on planning applications, if there is any likelihood that there will be a request for the application to be brought to a Full Council meeting. This could be considered as pre-determination.

Members should not comment on planning applications for which they have a declarable interest.



Material Planning Considerations

Considerations taken into account in the determination of planning applications:

- Local and National Policy
- Contamination
- Overlooking/loss of privacy
- Loss of outlook or overshadowing
- Parking, highway access, safety and traffic
- Noise/smell
- Capacity of physical and social infrastructure
- Impact on listed buildings and conservation areas
- Layout and density of development
- Design, appearance and materials
- Nature conservation/loss of trees
- Other material planning considerations

Non-Material Planning Considerations

Matters that should not be considered in the determination of planning applications:

- Loss of view/Light
- Perceived Impact on property values
- Land ownership or restrictive covenants
- Applicant's personal circumstances (unless exceptional such as relating to a physical disability).
- Business competition
- Matters controlled under building regulations/Environmental Protection Act or other non-planning legislation.
- Issues between neighbours