



## Planning Response Policy

### Policy governance

Some of the legislation that contributes this policy includes, but is not limited to;

- The National Planning Policy Framework 2012
- The Town and Country Planning Regulations 1988

### General policy statement

Holbeach Parish Council recognise the importance of local planning for a sustainable town and as such is committed to ensuring that wherever possible all permission submissions raised to its attention are commented on. Holbeach Parish Council recognises their role as a statutory consultee. The framework for managing that responsibility is as follows.

1. The Clerk receives the planning applications from South Holland District Council, where in a timely manner; they are to be distributed to the Members to be able to make individual comments within the timeframe of the notice.
2. Members are to be reminded within this policy that wherever necessary to register any disclosable interest with the Clerk. Should a member have a pecuniary interest they are expected to raise it with the Clerk and the Chair of planning and abstain from making further comment.
3. All comments are to be collated by the Chair of PPES, or in their absence the Vice Chair. These comments will be added to the planning portal by the Chairman of PPES on a bi-weekly basis and contain the majority decision of the individuals that have sent their feedback, however, give note to specific material considerations also from the opposite viewpoint.
4. Feedback from Members is required within 7 calendar days of receipt of the planning notice so as to allow the Chairman of PPES to carry out point 3. Feedback received after this 7-day period may not be included in the final consideration of the Parish Councils comments.
5. Holbeach Parish Council recognises that the scope of what can constitute a material consideration is very wide and so the courts often do not indicate what cannot be a material consideration. However, in general they have taken the view that planning is concerned with land use in the public interest, so that the protection of purely private interests such as the impact of a development on the value of a neighbouring property or loss of private rights to light could not be material considerations. The Chair of PPES has overall responsibility to determine whether a comment is a material consideration or not before submission but should explain to a Member why their considerations have been rejected before leaving it from the portal.
6. Holbeach Parish Council will make one comment as a statutory consultee as outlined within this policy, however, recognises that Members are able to within their personal capacity make their own comment separately on any planning application received.
7. Holbeach Parish Council recognises that the statutory time limits are usually 13 weeks for applications for major development and 8 weeks for all other types of development (unless an application is subject to an Environmental Impact Assessment, in which case a 16-week limit applies).
8. Where there is a development numbering over 14 properties, or if any development has been required to plan for affordable housing or other amenities, the Parish Council comments will include a request for what section 106 (or Community Infrastructure Levy) funds are required to maintain the additional pressure on

existing infrastructure and for what purpose. All developments are to be challenged in this manner to ensure the best value practices for the residents of Holbeach Parish.

9. Each ward area will have a current plan no older than 6 months of the necessary supports for infrastructure and requirements. This plan should include quotes, project plans and any necessary building regulation or planning regulation pre advice notes to ensure that it is legal and suitably budgeted. These projects will be collated by the Chair of PPES and maintained as current by the Members of respective wards.
10. Where there is no project or requirement, or a project has gone out of date, an alternative project or requirement will be put forward at the discretion of the Chair of PPES
11. The PPES Committee will receive and consider any assets deemed fit to apply for registration as an Asset of Community Interest. All proposed properties will be dealt with on a monthly basis and full Council will make agreement to pursue or not to pursue on the next convened monthly meeting.
12. The Parish Council will accept any written information sent to the Clerk by both opposers and proposers; however, this will not influence the final decision. To ensure fairness, these viewpoints will be deconstructed to only their additional material considerations from those already contained in the submitted planning application to South Holland District Council by the Chair of PPES further to any planning application received and sent to members for their considerations.
13. The Parish Council recognises its role in the production of Traffic Regulation Orders (TRO's) for Highways. As such, it will receive all TRO requests from parishioners at the point of receipt from members of the public, however the PPES Committee will only make recommendations on a quarterly basis for the full Council to consider before raising with the County Councillor the full Council decision.
14. Should a development consist of 4 or more separate properties/dwellings being proposed, the impact assessment including costs on Parish Council services will be considered as a material consideration.
15. Holbeach Parish Council recognises the effect that planting will have on a development and the type of planting specified will be considered as a material consideration.
16. Holbeach Parish has a number of conservation areas which Holbeach Parish Council will recognise when considering its comments on planning applications.
17. There is no appeals process for the Parish Council to overturn their planning comments as a statutory consultee by either the proposers or opposers. The submitted overall viewpoint is the final viewpoint of Holbeach Parish Council.
18. Holbeach Parish Council recognises that under the Town and County Planning (Permitted General Development) Order 1995, small developments by local authorities such as Holbeach Parish Council are permitted by, the Secretary of State by General Development Order. This includes, but is not limited to, the provision of seats, street furniture and bus shelters or stops.
19. The preference of Holbeach Parish Council to any provision of funds from planning applications is for the Community Infrastructure Levy (CILs) over the Section 106 funding. Should the District authority discuss or request input as to the Parish Councils preference, CILs will be the preference of Holbeach Parish Council.
20. This planning response policy will be updated whenever either the Town Plan changes, the Community Infrastructure Levy is adopted by the planning authority (South Holland District Council), whichever is sooner.



**Resources**

- <https://www.gov.uk/browse/housing-local-services/planning-permission>
- [https://www.planningportal.co.uk/info/200136/policy\\_and\\_legislation](https://www.planningportal.co.uk/info/200136/policy_and_legislation)
- <https://www.local.gov.uk/pas/pas-topics/infrastructure/s106-obligations-overview>
- <https://www.gov.uk/guidance/viability>
- <https://www.gov.uk/guidance/environmental-impact-assessment>
- <https://www.gov.uk/government/publications/improving-planning-performance-criteria-for-designation>

Version	Date Approved	Amendments Made	Next Review Date
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