

## **‘Planning Demystified’ Training - Cranborne Chase AONB [Dorset Parishes] - 10 September 2019**

### **Proposed Group Action Plan**

#### **Group Actions**

- Obtain copy of AONB Management Plan and study, with view to using it to respond to planning applications as appropriate. [Note current plan on AONB website to be replaced shortly by new plan].
- Familiarise Parish Council with Countryside & Rights of Way Act, notably Section 85.
- Ensure Parish Clerk has copy of National Planning Policy Framework – Latest February 2019 version and that it is available, when considering planning applications.
- Monitor Appeal Decisions in the Parish/AONB to understand issues and decisions that are made. [*Potential to engage with Dorset Council to request appeal decisions sent out to parishes and/or AONB team*]
- Respond to planning applications in a more professional manner by ensuring that comments on applications [*both supporting and objecting representations*] are based on the wording of Key Policies within Local Plan and ‘Material Planning Considerations’, making use of the Guidance Document on Material Planning Considerations provided to Councillors.
- To assist, extract key planning policies from North Dorset Local Plan and provide to Parish Councillors/ Planning Committee Members as ‘ready reckoner’ laminated check sheet, for use when responding to applications.
- Focus on new planning policy documents and especially the emerging new Dorset-wide Local Plan, early on in the process, to ensure comments are submitted at that stage, to influence new policies.
- Arrange regular joint meetings with adjacent parishes to discuss common planning related issues
- Support/encourage/request pre-application discussions with planning applicants for larger schemes. Potential for parishes jointly lobbying Dorset Council on this issue, possibly via AONB Team, to request them to encourage applicants to liaise with parishes more regularly than at present

#### **Other SW Suggestions:**

- In responding to applications, refer more to planning conditions that could be imposed, to either overcome what otherwise might be a reason for refusal, or to enhance the development, notably in relation to potential for landscape and AONB improvements as required by Section 85.

- Likewise, develop schedule of projects to enhance the locality, to be included within 106 Agreements, between the applicant and Dorset Council when appropriate, or for funding via the Community Infrastructure Levy.
- Take advantage of the ability to speak at Planning Committee's at Dorset Council, when appropriate.
- Brief other members of Parish Council on the Planning Training course and a share information, potentially using case studies as examples of planning issues raised and discussed.
- Take a greater interest and role in planning appeals in the area and consider making representations on appeals via written representations, hearings or inquiries.

The Bubble Diagram below shows those who may be involved in major applications.

Material Consideration and some other slides from the presentations relating to policies and conditions also provided below for reference and to assist the Parish Councils/planning committees.

Electronic Version of Material Planning Consideration document and presentation to be available from/provided by AONB Team.

**Simon Williams**

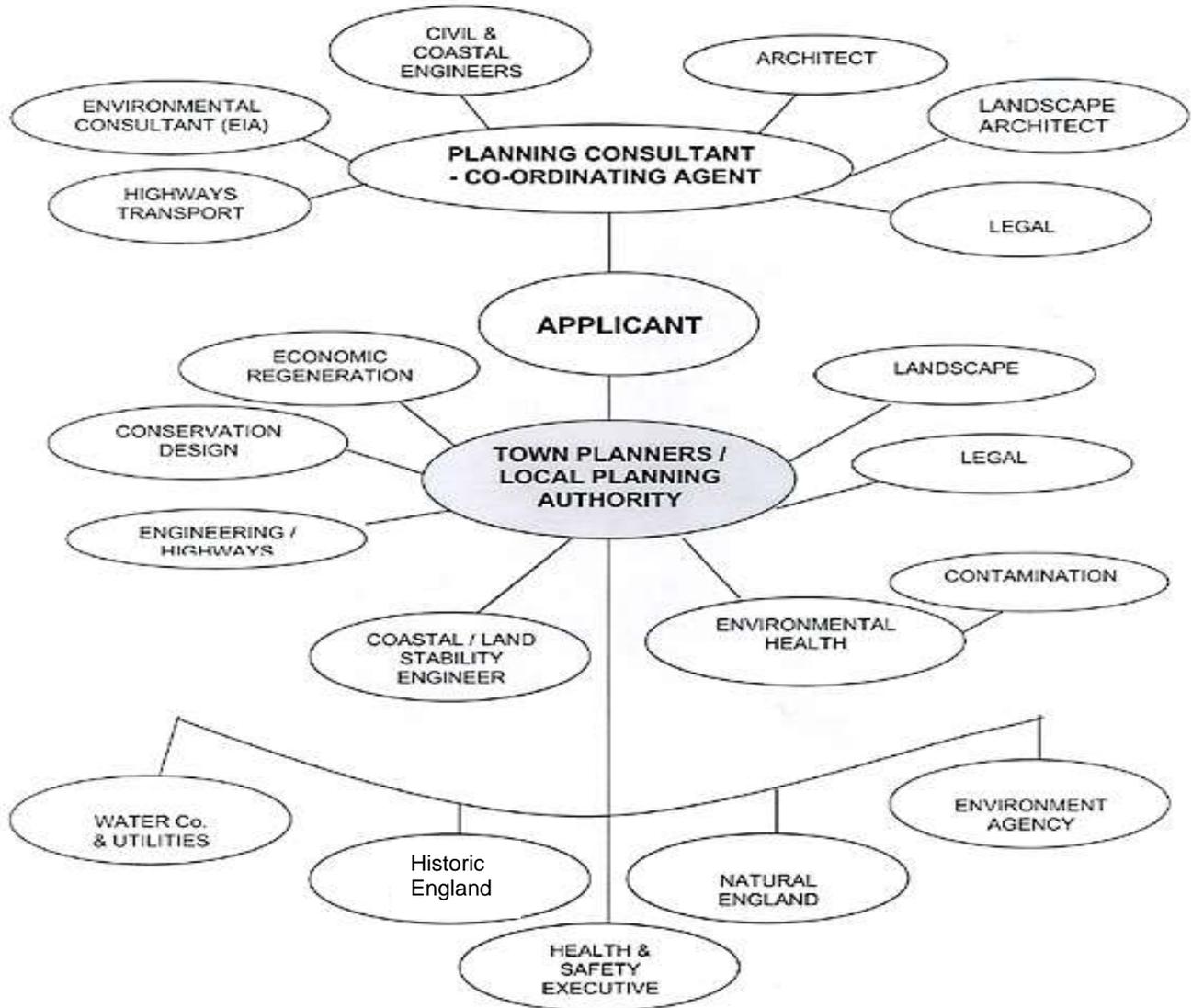
**Footprint Futures – Planning & Regeneration**

[simonpwilliams@hotmail.co.uk](mailto:simonpwilliams@hotmail.co.uk)

11 September 2019

07980730004

## APPLICANT & CONSULTANTS



## LOCAL AUTHORITY AND PUBLIC AGENCIES

## Material Planning Considerations 1



### • **Material or Not?**

- Property Values - No
- Residential Amenity - Yes
- Views – Not Unless Public
- Land Ownership - No
- Alternative Land Uses – No Unless in Local Plan
- Traffic & Parking issues - Yes
- Personal Circumstances – No Unless Special Circumstances
- Too many Already – No, not in itself

## Material Planning Considerations 2

### • **Material or Not?**

- Boundary Disputes - No
- Party Walls; Joining On - No
- Noise, Vibration & Soundproofing - Yes
- Limit Hours of Operation- Yes
- Design and Materials, bricks /windows – Yes
- Personal Prejudice or Likes/Dislikes – No!
- Economic Viability; Special Circumstances
- Reasons for Refusal Must be Policy Based
- **Guidance Document Provided!!**



## Conditions & Reasons for Refusal



- **Planning Conditions – ‘Tests’ Para NPPF 55**
  - *Necessary*
  - *Relevant to planning*
  - *Relevant to Development being permitted*
  - *Enforceable*
  - *Precise*
  - *Reasonable in all other respects*

## Examples of Reasons for Refusal

- The proposal would have an adverse effect on the **amenity** of residents, contrary to Local Plan Policy VV
- The **Access to the site** is inadequate and does not meet to the required standards and so is contrary to Policy XX
- The **layout, design and form** of development would be unsympathetic to the character of the Conservation Area and immediate adjacent listed properties and so contrary to Policies WW & AA
- The site is **not allocated** for housing development in the Local Plan, is outside the settlement’s development boundary and would result in an unacceptably detrimental **visual impact on the landscape** of this part of the AONB and so contrary to Landscape Protection Policies, ZZ & BB of the Local Plan and the objectives of the **AONB Management Plan.....etc.**