

Tarporley Parish Council Planning Standing Orders

To allow responses to planning applications when a response is required by the planning authority prior to the date of the next regular Council meeting.

- 1) That a Standing Planning Committee of all Councillors chaired by the Chairman of the Council be maintained with the delegated power to respond to planning applications due for comment prior to the next regular Council meeting.
- 2) The Clerk will circulate all planning proposals to Councillors with an attached circulation sheet for comments.
- 3) When the proposal is due for comment prior to the next regular Council meeting and is for a new development, change of use (other than permitted shop changes) or affecting the visible frontage in the conservation area. Then the Clerk will contact the Chairman to arrange for a meeting of the Planning Committee.
- 4) The Clerk will add comments to all planning applications based on factual interpretations of planning standards including the Local Plan, Supplementary Planning Guidelines and the V.D.S.
- 5) When a response to the application is required prior to the next regular Council meeting and the application is not for a new development, change of use (other than permitted changes) or affecting the visible frontage in the conservation area. The Clerk will, based on 3 above, give a view on objection or acceptance of the proposal. This view will form the basis of the Council's response unless a Planning Committee meeting is held. .
- 6) Councillors may add comments on the application to the circulation list and indicate their view on supporting or rejecting of the proposal.
- 7) When the application is due for comment prior to the next regular Council meeting and the Clerk has expressed a view on objection or acceptance under paragraph 3 above. Then any Councillor who believes a meeting necessary to resolve the Council comments must indicate so on the circulation list and contact the Chairman or Clerk to call for a Planning Committee meeting.
- 8) When applications are returned to the Clerk for the Clerk to respond to the planning authority under paragraph 4 above and no Planning Committee meeting has been requested then the Clerk has the delegated power to respond on the basis of the comments and view determined under paragraph 4. The Clerk will take into consideration views expressed by Councillors however the Clerk is authorised to respond as the Responsible Officer of the Council authorised under this policy.
- 9) When applications can be considered at a Council or Planning Committee meeting then for minor developments when 25% or less of at least 8 councillors have noted objections on the circulation comment list the application will be put immediately to a vote of no objection; otherwise members will consider the comments and there will be discussion prior to voting.
- 10) Councillors are responsible for ensuring that circulated planning applications are returned to the Clerk or appropriate meeting in time for comments to be made to the planning authority.
- 11) The Clerk will report any suspected infringements of Planning or Building Regulations that are brought to his attention to the Planning Authority.
- 12) These Standing Orders (except those which are obligatory by law, as ruled by the Clerk) can be suspended, revoked or altered by resolution of the Parish Council.

Signed..... Dated.....
Approved without amendment May 2009