



Denny Lodge Parish Council

PLANNING POLICY

1. The Planning Process

- Denny Lodge Parish Council comments on applications at full meetings of Council.
- All Denny Lodge Parish Council members are notified of applications to be heard by email and the clerk will deliver the plans to one councillor prior to the meeting who then passes on to the other councillors.
- Whilst considering the views of residents and other interested parties, Council is not bound to pass on these views when making its decisions.
- In the same way, the NPA, as the planning authority, is not bound to take into account the views of the Denny Lodge Parish Council although local knowledge can be vital.
- Each application has to be considered on its merits and having regard to local planning policy which is currently New Forest National Park Local Development Framework – Core Strategy and Development Management Policies (adopted December 2010 (due to be replaced late 2018/early 2019))
- It is the Parish Council's policy to comment on all applications.

The wording the Parish Council uses is at its discretion, but the comments will fall into one of the following five categories which are the standard reply format supplied by New Forest National Park. Council note that comments made using category 3 or 4 may result in the application going to an NFNPA committee decision.

- 1 We recommend PERMISSION, for the reasons listed below, but would accept the decision reached by the National Park Authority's Officers under their delegated powers.
 - 2 We recommend REFUSAL, for the reasons listed below, but would accept the decision reached by the National Park Authority's Officers under their delegated powers.
 - 3 We recommend PERMISSION, for the reasons listed below.
 - 4 We recommend REFUSAL, for the reasons listed below.
 - 5 We are happy to accept the decision reached by the National Park Authority's Officers under their delegated powers.
- In addition, the Parish Council may request the Planning Authority to consider imposing conditions if the application is granted planning approval, e.g. enhanced landscaping.

2. **Aspects that the Parish Council will take into account**

Whatever the application the Parish Council will always consider:

- The policies set out by the NFNPA. However, the Parish Council will not consider itself constrained by such policies when commenting.
- Planning Policy Statements (PPS's) issued by the Government. Again, the Parish Council will not feel itself constrained by such policies when commenting.
- The general design of the proposal, including materials used.
- The effect the proposal will have on neighbouring properties. However as neighbouring residents will be given the opportunity to comment directly to the NPA, comments by the Parish Council are only likely to be made if the proposal will have a detrimental effect.
- The visual consequence of the proposal, particularly from where the development can be seen by the public generally.
- Whether, in the Parish Council's view, the application will cause any highway problems.
- Whether, in the Parish Councils' view, the application detracts from or enhances the local area.
- Landscaping proposals where submitted.
- Local knowledge on flooding and drainage issues.
- Wildlife/conservation issues.

Extensions to dwellings. In addition to the above the Parish Council will consider:

- The design of the extension, both in its own right and compared to the existing structure.
- The size of the extension, both in actual terms, and relative to the existing dwelling.
- The size of the plot on which the complete dwelling will be positioned, with particular reference to plot sizes of adjacent properties.

Other types of Application. These will generally be considered on the effect that they will have on the Parish.

Enforcement Issues. The parish council will not normally inform New Forest National Park of any potential planning breaches unless it is considered to be an urgent matter of public safety. Any potential breaches that come to Council's attention, will be pointed out to the resident concerned in order for them to take any action that they may consider to be necessary.

Adoption Date	04/7/2016
Review Date 1	05/03/2018
Review date 2	08/01/2019
Review date 3 due	2023