

Desborough Town Council

Planning and Licensing Policy

Introduction

Desborough Town Council is not a Planning Authority however it has asserted its right to be consulted on planning and licensing matters. Nothing in this policy shall deter any individual from making their own comments on planning matters. Anyone can comment on a planning application within the timescale advertised. Usually a statutory consultee is given 21 days to comment from the date of notice.

The following policy and procedure details how the Council arrives at its decision on whether or not to comment on applications and in what form.

Material Considerations

When reviewing an application due consideration will be given to the following points:-

- Consistency with current development plan and policies
- Traffic and highway safety issues and access
- Scale of development
- Purpose of development
- Design, appearance, layout and material
- Overlooking, loss of privacy and loss of light
- Loss of important open space or physical features
- Noise, disturbance or smells
- Local knowledge of drainage or other possible problems with the surface
- Impact on surroundings
- Any other relevant issues

Issues that are not relevant include:-

- Effect on the value of a property
- Loss of view over other people's land
- Possible future development not included in the application
- Private property rights such as boundary or access disputes
- Matters covered by other laws
- The morals or motives of the developer

Procedure for Planning and Licensing matters

1. The Town Clerk will circulate to Councillors by email information about all planning and licensing matters brought to the Town Clerk's attention.
2. If no Councillor requests within one week that a comment be made on the matter then the Town Clerk be authorised to respond to the application accordingly.
3. If any Councillor requests that a specific comment be made, the Town Clerk will draft an appropriate comment for consideration at the next Council meeting.
4. If there is insufficient time for 3. above within the consultation process, the Town Clerk will submit a response on behalf of the Council in accordance with the wishes of the majority of Councillors expressing a view, and that response will be noted at the next available Council meeting without question.

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Requests to speak at Council meetings

1. If any applicant, or agent, indicates to the Proper Officer in advance of a meeting that they wish to speak to the Council on behalf of their own application, the Proper Officer shall draw their attention to the provision for representations from members of the public at Council meetings, and shall request that a form is completed.
2. In consultation with the Chair of Council, the Proper Officer shall assess the application, and if it is deemed to be a significant application, the applicant and / or agent will be invited to speak at the Council meeting to an agenda item. If the application is deemed to be not a significant application, the applicant and / or agent will be invited to speak during the time available for representations from members of the public at Council meetings.
3. If any objector or other interested party indicates to the Proper Officer in advance of a meeting that they wish to speak to the Council on a particular application, the Proper Officer shall draw their attention to the provision for representations from members of the public at Council meetings, and shall request that a form is completed.
4. If a planning or licensing application is to be discussed as an agenda item, the Chair may defer public speaking requests on that matter until the agenda item is discussed.

The definition of “significant” in this regard is entirely subjective but will be based on: size and location of application, perceived impact, and, strength of local feeling.