

Abbas and Templecombe Parish Council and planning applications. (August 2018)

The Planning Department in South Somerset District Council (SSDC) holds authority for the approval or rejection of planning applications for the parish of Abbas and Templecombe. South Somerset District Council has an obligation to publicise a planning application and seek local opinion. This will include a notice at the site and written notification is normally sent to neighbours with a common boundary to the site, the Parish Council and other organisations such as local highways authority and the police.

For any applications for large or significant developments it is also usual for be a notice to be included a local newspaper.

Anyone can submit a written comment on a planning application within the timescale advertised and these comments should be directed to the Planning Department at South Somerset District Council. Usually a statutory consultee is given 21 days to comment from the date of notice.

As a Parish Council we are consulted on all planning applications within the village on the same basis as an individual. As a Parish Council Abbas and Templecombe Parish council has no planning power. We are statutory consultees with the same rights as a member of the public. The Parish Council therefore has no authority to reject or approve applications. The Parish Council always acknowledge in its response to planning applications, any strong feelings represented to it by village residents but it will also consider the best interests of the village now and in the future.

As a Parish Council any member of the public may attend our advertised monthly meetings and make comment on a relevant planning application before the start of the meeting when invited to do so and for a suggested maximum 3 minutes. The planning applications themselves are then discussed in agenda order.

In commenting on applications it is usual for the Parish Council to comment on any relevant planning considerations of any application:

Relevant considerations	Planning considerations which are not relevant
<ul style="list-style-type: none"> ● Local and National planning policies ● Overlooking/loss of privacy ● Loss of daylight/sunlight or overshadowing ● Scale and dominance ● Layout and density of buildings ● Appearance and design of development and materials proposed ● Disabled persons' access ● Development Plan documents ● Supplementary planning documents ● Government planning guidance and policy ● Highway safety and traffic levels ● Parking issues 	<ul style="list-style-type: none"> ● Private property rights such as covenants ● The developer's identity, morals or motives ● Effect on the value of your property ● Loss of a private view ● Private neighbour disputes

<ul style="list-style-type: none"> ● Noise, dust, fumes, pollution, disturbance and smells resulting from the proposed development ● Design, appearance and layout Effect on listed buildings and conservation areas ● Impact on the community and other services ● Conservation of buildings, trees and open land ● Drainage and Flood risk ● Impact on the character and appearance of the area ● Effect on the level of daylight and privacy of existing property ● Need to safeguard the countryside or protected species of plant or animal ● Effect on trees and wildlife/nature conservation ● Economic impact and sustainability – is proposal viable ● Planning case law and previous decisions ● The need for the development ● The planning history of the site decisions (including appeal decisions) 	
--	--

The Parish Council will specifically refer to the most relevant guidance in the South Somerset local plan 2006 to 2028 which outlines the planned development in South Somerset and for a rural settlement such as Templecombe.
In particular the guidance on rural settlement is set out in policy SS2 and EP4 below.

POLICY SS2: DEVELOPMENT IN RURAL SETTLEMENTS Development in Rural Settlements (not Market Towns or Rural Centres) will be strictly controlled and limited to that which:

- Provides employment opportunities appropriate to the scale of the settlement; and/or
- Creates or enhances community facilities and services to serve the settlement; and/or
- Meets identified housing need, particularly for affordable housing. Development will be permitted where it is commensurate with the scale and character of the settlement, provides for one or more of the types of development above, and increases the sustainability of a settlement in general.

Proposals should be consistent with relevant community led plans, and should generally have the support of the local community following robust engagement and consultation. Proposals for housing development should only be permitted in Rural Settlements that have access to two or more key services listed at Paragraph 5.41.

(Paragraph 5.41)

5.41 It is important to ensure that the occupiers of new homes in Rural Settlements are able to live as sustainably as possible by having easy access to basic facilities that provide for

their day to day needs. Therefore, new housing development should only be located in those Rural Settlements that offer a range (i.e. two or more) of the following services, or that provide these within a cluster of settlements:-

- Local convenience shop;
- Post office;
- Pub;
- Children's play area/sports pitch;
- Village hall/community centre;
- Health centre;
- Faith facility; and
- Primary school.

POLICY EP4: EXPANSION OF EXISTING BUSINESSES IN THE COUNTRYSIDE Proposals for the expansion of existing businesses in the countryside will be permitted where:

- The business has been operating successfully for a minimum of 3 years, and is a viable business;
- It is demonstrated that the proposal is needed in this location;
- The proposal is of a scale appropriate in this location and appropriate to the existing development;
- Existing buildings are reused where possible;
- Firstly, use is made of land within the curtilage of the development where possible, and outside of the curtilage only where it is demonstrated that additional land is essential to the needs of the business;
- There is no adverse impact on the countryside with regard to scale, character and appearance of new buildings and/or changes of use of land;
- There is no adverse impact upon designations for wildlife and conservation reasons, at either local, national or international level; and
- The proposed development ensures that the expected nature and volume of traffic generated by the development would not have a detrimental impact on the character or amenity of the area and would not compromise the safety and/or function of the road network in terms of both volume and type of traffic generated.

However South Somerset District Council are charged by central government to providing a forward plan for housing needs in the area and trying to ensure that this supply is met. At the moment, the five-year housing supply is not being met and whilst this situation remains, the District Council are predisposed to allow applications unless there are strong material considerations against individual applications in line with the National Planning Policy Framework.