**Foxley Parish Council**

**Planning Application Policy and Guide**

**Role of Breckland Council**

Planning applications are formally listed on the Breckland Council’s website. <https://www.breckland.gov.uk/planningsearch> Foxley Parish Council is consulted about applications within the parish and may comment on applications that will affect the parish.

Breckland should inform the clerk of applications in the parish and send a hard copy of the plans to the clerk.

Most applications are decided by the planning officer, but significant applications are referred to the District Council Planning Committee. At the Planning Committee Meeting the applicant and the Parish Council get 3 minutes each to present their cases, and a further 3 minutes is allocated for all members of the public, who will arrange to split the time between themselves, or nominate one person as a spokesman.

It is Breckland District Council that makes the decision to approve or reject an application, NOT the Parish Council.

If the decision goes against the applicant, they have the right of appeal, and the application will be decided by a planning inspector.

**Role of Foxley Parish Council**

Major applications (e.g. for new dwellings) are discussed at the Parish Council Meeting, if the application falls between meetings then an interim meeting should be called to discuss the proposal. The clerk will summarise the comments and place them on the Breckland website. Residents will also be given the chance to comment at the meeting but they will be encouraged to add their views to the Breckland Council website. A vote of councillors and/or residents views may be taken.

For minor applications (e.g extension of existing property) these will be discussed at a council meeting however if they fall between meeting all councillors should be alerted about the application by the clerk and sent the hard copy of the details from Breckland. Councillors should email their responses to the clerk who will summarise the responses and send to Breckland (and councillors) and record the decision at the next meeting.

Criteria for comments

Foxley Parish Councillors will consider the impact on the village the development will have on Foxley and should be made on valid planning grounds known as ‘material planning considerations’ these could include the following:

Relevant planning issues include the following:

* Overshadowing and loss of light
* Overdominance
* Noise disturbance, smells, obtrusive lighting or other impacts on amenity
* The planning history of a site
* National planning policies and guidance
* Regional planning policies and guidance
* Local planning policies and guidance
* Highway safety issues
* Traffic generation
* Car parking provision
* Design, including appearance, layout, scale, density and materials
* Local drainage issues
* Local flooding issues
* Loss of important open spaces
* Loss of important community facilities
* Impact on important trees
* Proposed landscaping
* Impact on the character or setting of a listed building
* Impact on the character or appearance of a conservation area

This list is not exhaustive

Examples of what are not material planning considerations include the following:

* Reduction in property values
* Loss of a private view over land
* Boundary and access disputes, covenants and other private property matters
* Questioning the applicant’s motives or morals
* That a planning application has been submitted retrospectively
* Commercial competition

Adopted: 21st January 2021

To be reviewed 2023