

PLANNING GUIDANCE
(See Standing Order 31.4)

1. Remit of the Planning Committee

The Planning Committee of Bletchingley Parish Council has delegated powers from the full Council and thus comments on applications on behalf of the Council. All Bletchingley Parish Council members are notified of applications to be heard.

Whilst considering the views of residents and other interested parties, the Planning Committee is not bound to pass on these views when making its decisions. In the same way, Tandridge District Council, as the planning authority, is not bound to take into account the views of the Bletchingley Parish Council or its Planning Committee although local knowledge can be vital.

Each application has to be considered on its merits.

It is the Parish Council's policy to comment on all applications. The wording the Parish Council uses is at its discretion, however the comments will generally fall into one of the following three categories:

- Do not object, possibly giving reasons
- Do not object in principle, but expressing concerns over certain aspects of the application
- Object to it, giving reasons

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, or times that industrial units can be in use.

2. Aspects that the Parish Council will take into account when formulating its comments on planning applications

General: Whatever the application the Parish Council will always consider:

- The policies contained within the Tandridge District Plan. However the Parish Council will not consider itself constrained by such policies when commenting.
- Planning Guidelines (PPG'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.
- Compliance to the Bletchingley Parish Council Five Year Plan once formed.
- The effect the proposal will have on neighbouring properties. However, as neighbouring residents will be given the opportunity to comment directly to Tandridge District Council, 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.
- Landscaping proposals where submitted.
- Local knowledge on flooding and drainage issues.
- Wildlife 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.

New Dwellings: In accordance with the Local Plan the Parish Council will normally object to any new dwelling unless it is within the identified settlement of Bletchingley, or is a replacement for a dwelling to be demolished. In addition to the General Items above the Parish Council will consider:

- The size and design of the dwelling.

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

3. Review of this Document

This document will be reviewed at least once during the lifetime of each Council.