



Shenley Brook End & Tattenhoe Parish Council

Planning Process

The Parish Council is a statutory consultee but has no decision making powers in the Planning process. It does however have the opportunity to comment to Milton Keynes Council Development Control (MKCDC) as appropriate on planning applications within the Parish. The Parish Council comments are taken into account in the deliberations of the MKCDC.

Planning Application information is received into the Parish Office by email from MKCDC on a weekly basis. The Administrator prints off copies of plans and documentation on all applications relevant to the Parish from the MKC website. The website is accessible to anyone and Councillors may find it useful to check the details of individual planning applications themselves using this facility by going to www.milton-keynes.gov.uk/publicaccess and following the links.

At each monthly meeting a member of the Planning & Environment Committee is nominated to undertake the inspections for the following month and report back to the next Committee meeting.

The nominated member then takes the plans and goes out to look at the property and its environs, taking photographs as appropriate.

If members of the public have already commented on the application a print of these comments will usually be included with the plans from the website and this gives the person undertaking the inspection a feeling for local opinion. Since it is only practicable to carry out inspections during the daylight hours, it is not always possible to make contact with members of the public or the Applicant but where possible our role in this process should be explained to them. The committee member should bear in mind that a valid planning reason is necessary for any objection. Members of the public should always be advised to contact MKCDC directly as detailed on the notification they will have already received from them.

The Committee member carrying out the inspection then reports back their findings including the photographs to the next Committee meeting and makes a recommendation to the Committee based on valid planning reasons.

The Committee debates the case and decides on what if any comments/objections should be made to MKCDC before the expiry date on the Planning Application. The full set of plans and photographs are then filed in the Parish Office.

By way of background and to give guidance on planning considerations, the process set out by Milton Keynes Council is reproduced below:-

Milton Keynes Council

When considering the merits of a Planning Application, Milton Keynes Council (MKC) has a statutory obligation and duty to take into account the provisions of the Local Development Plan and any other material planning considerations.

Neighbouring properties to an application site will be sent a letter notifying them that MKC has received an application for planning permission. In addition, in certain circumstances a site notice will also be posted in close proximity to the application site and a notification in the local press. These notifications invite local residents to comment on planning applications. Within the letter sent to neighbours are brief details as to what the case officer can and will take into account when considering a planning application.

The types of issues that can be taken into account vary depending on the proposal and also the location of the site and its surroundings.

Examples of the types of issues case officers **can** take into consideration when determining a planning application are, although not limited to:

- Technical advice (including road safety and traffic)
- Overlooking, privacy
- Design and appearance
- Character of the local area
- Case law and previous decisions (both delegated and at appeal)
- Local, Strategic, Regional and National Planning Policies
- Government circulars, orders and Statutory Instruments
- Adequacy of parking/loading/turning areas including access
- Highway/pedestrian safety
- Traffic generation
- Noise and Odour
- Loss of trees and landscaping
- Impact on Listed Buildings and Conservation Area
- Archaeology
- Ground contamination

Examples of issues that **cannot** be taken into consideration include although are not limited to:

- Private property rights including land/boundary disputes, damage to property and covenants
- Issues covered under building regulations (structural stability, fire precautions etc)
- Applicant's morals, motives or past record
- Effect on property prices
- The fact that development has already commenced or completed
- Trade objections based on competition
- Loss of a private view
- Unproven health implications
- Inconvenience or other problems caused by building works.
- Type of resident