

PARISH COUNCIL SOLUTIONS

PLANNING TRAINING TOPICS

Development and permitted development

What constitutes development and what development is permitted without the need to apply for planning permission, e.g. householder, agricultural, telecoms infrastructure, highways. Prior approval process for some permitted development.

Planning policies

Acts of Parliament, national planning policy framework (NPPF), Cornwall Local Plan, development plan documents (DPDs), supplementary planning documents (SPDs), chief planning officer guidance notes, neighbourhood plans, written ministerial statements.

Material planning considerations

What constitutes material planning considerations, what are not material planning considerations

Enforcement

How and when the local planning authority carries out enforcement activity, the emphasis on compliance, reporting potential enforcement cases, confidentiality of cases, remedies.

Role of the parish council

Statutory consultee on planning applications: support, object, or just comment, involvement of the public and gauging public opinion, role of divisional member, 5-day protocol, issue of pre-determination.

Planning committees

Which applications are determined by a committee rather than by an officer under delegated authority, how to present the parish council's views on an item, preparatory work before a committee meeting.

S106 obligations and community infrastructure levy (CIL)

Which applications might attract s106 obligations, the difference with CIL payments, monitoring of obligations, role of parish council in this.

Listed buildings

Differences between planning permissions and listed building consent.

Works to trees

When permission is needed for works to trees, conservation areas and tree protection orders (TPOs).

Q class permission

Conversion of redundant agricultural buildings to residential without the need for planning permission.

Certificate of lawful development

Development immune from enforcement because of the passage of time.

It is suggested that two or three of the topics are chosen to be covered in a 3-hour training session.