

Edale Parish Council –policy for engaging with the planning system

Policy adopted by the Parish Council at its meeting on the 9th September 2015

Edale Parish Council is a statutory consultee within the planning system, and as such our Local Planning Authority (the Peak District National Park Authority – PDNPA) asks us to comment on planning applications connected with the parish as well as giving us the opportunity to comment on Local Development Documents as these are drafted.

1. Responses to individual planning applications.

Edale Parish Council will represent the *public interest* in commenting on planning applications. We will not take sides in disputes between neighbours, although we can advise individual parishioners on how they can best make representations about an application in their own right.

It is not for Edale Parish Council to approve or reject applications – that is up to PDNPA. The Parish Council has three possible responses when we are consulted on a planning applications:

1. “No objection”. This is our default position.

2. “Support the application”.

At present the council would positively support applications which:

- Develop the local economy – this might be in terms of initiatives which would generate local employment opportunities or would support existing businesses (eg farm diversification projects)
- Increase the supply of affordable housing – local housing for local people
- Address climate change concerns – storm porches on dwellings, solar panels, etc.
- Relate to community need/wishes which have the support of a significant section of our community – e.g. safe footpaths to railway station/cycle tracks

This list is likely to change as different issues emerge amongst our electorate.

3a) “Recommend refusal of planning permission” or

3b) Recommend that permission be granted subject to certain conditions / obligations

We will take this line when we feel the public interest would be compromised if the development went ahead as proposed. Public interest might (for example) be affected by developments which would :

- Detract from the distinctive and rural character of the valley
- Generate inappropriate or excessive road traffic
- Have an adverse impact on areas to which the public have access – rights of way, village greens etc.
- Affect the safety of our residents – especially more vulnerable groups such as children or the elderly.

If the council wants to add weight to its views either in support or opposition to an application we should link our comments to policies in the PDNPA Development Plan or to current government directions – eg Planning Policy Statements.

The Council will also use members’ local knowledge to comment on the context of an application, or correct any errors.

2. Comments on Local Development Documents

The Council recognises that the system is ‘Plan-led’ and as such there is merit in contributing to policy development. As a small council we do not have the resource to make a substantive response to all planning documents, but we will endeavour to respond where we can.

We will also look for opportunities to involve interested members of the Edale community in helping to frame responses to draft plans etc.