



RENHOLD PARISH COUNCIL: PLANNING GUIDE

The purpose of this guide is to give some general information about the planning process to aid resident understanding. The Parish Council would always encourage specific questions to be directed to the relevant organisation(s) with contact details included at the end of this document.

Most planning applications (although there are exceptions) are made to Bedford Borough Council who then have responsibility to ask all interested parties including neighbouring properties, and the Parish Council for their views on the development.

The Parish Council is, therefore, a consultee. Some of the types of issues the Parish Council IS able to consider for example include:

- loss of privacy/impact on residential amenity
- overshadowing/overbearing impact
- highway safety, traffic and parking issues
- noise
- visual amenity/street scene
- wildlife
- historic buildings and conservation
- flooding
- design, and materials
- appearance of the development
- capacity of infrastructure – schools/public transport etc

Issues the Parish Council is NOT able to consider include:

- loss of view
- effect on property values
- private rights
- boundary disputes, and
- construction noise

Planning applications are considered at the next available Parish Council meeting and included on the published agenda. All supporting documents for planning applications are available on the Bedford Borough Council website by visiting - <https://www.bedford.gov.uk/planning-and-building-control>

The Parish Council is able to engage with applicants and developers of all sizes before an application is submitted to the planning authority, particularly as local information can often help them. However, the Parish Council has to be very careful not to pre-determine the outcome of any discussions and has to be mindful of all who may be affected by the proposal (not just the applicant) – whether positively or negatively.

The Parish Council welcomes comments from neighbours or others who might be impacted by a planning application proposed in Renhold so they can take these comments into consideration when reviewing the planning application. If you would like to share comments with the Parish

Council, please do send them via the Clerk, Lizzie at parishclerk@renhold-pc.gov.uk so they can be circulated to Parish Councillors.

When the Parish Council consider a planning application, you are able to attend the meeting as all Council meetings are public, with you being able to raise any comments directly to the Parish Council as well during the Open Forum part of the Parish Council meeting where members of the public are invited to speak.

The Parish Council are only able to consider material planning matters, a full list of material items can be found below:

<p>Material Planning Considerations</p> <p>When a decision is made on a planning application, only certain issues are taken into account; these are often referred to as 'material planning considerations'.</p> <p>MATERIAL PLANNING CONSIDERATIONS: Issues that may be relevant to the decision (There may exist further material planning considerations not included here)</p> <ul style="list-style-type: none"> • Local, strategic, national planning policies and policies in the Development Plan • Emerging new plans which have already been through at least one stage of public consultation • Pre-application planning consultation carried out by, or on behalf of, the applicant • Government and Planning Inspectorate requirements - circulars, orders, statutory instruments, guidance and advice • Previous appeal decisions and planning Inquiry reports • Principles of Case Law held through the Courts • Loss of sunlight (based on Building Research Establishment guidance) • Overshadowing/loss of outlook to the detriment of residential amenity (though not loss of view as such) • Overlooking and loss of privacy • Highway issues: traffic generation, vehicular access, highway safety • Noise or disturbance resulting from use, including proposed hours of operation • Smells and fumes • Capacity of physical infrastructure, e.g. in the public drainage or water systems • Deficiencies in social facilities, e.g. spaces in schools • Storage & handling of hazardous materials and development of contaminated land • Loss or effect on trees • Adverse impact on nature conservation interests & biodiversity opportunities • Effect on listed buildings and conservation areas • Incompatible or unacceptable uses • Local financial considerations offered as a contribution or grant • Layout and density of building design, visual appearance and finishing materials • Inadequate or inappropriate landscaping or means of enclosure 	<p>The weight attached to material considerations in reaching a decision is a matter of judgement for the decision-taker however the decision-taker is required to demonstrate that in reaching that decision that they have considered all relevant matters.</p> <p>Generally greater weight is attached to issues raised, which are supported by evidence rather than solely by assertion.</p> <p>If an identified problem can be dealt with by means of a suitable condition then the Local Planning Authority is required to consider this rather than by issuing a refusal.</p> <p>NON-MATERIAL PLANNING CONSIDERATIONS: Issues that are not relevant to the decision: (There exist further non-material planning considerations not included in this list)</p> <ul style="list-style-type: none"> • Matters controlled under building regulations or other non-planning legislation e.g. structural stability, drainage details, fire precautions, matters covered by licences etc. • Private issues between neighbours e.g. land/boundary disputes, damage to property, private rights of access, covenants, ancient and other rights to light etc. • Problems arising from the construction period of any works, e.g. noise, dust, construction vehicles, hours of working (covered by Control of Pollution Acts). • Opposition to the principle of development when this has been settled by an outline planning permission or appeal • Applicant's personal circumstances (unless exceptionally and clearly relevant, e.g. provision of facilities for someone with a physical disability) • Previously made objections/representations regarding another site or application • Factual misrepresentation of the proposal • Opposition to business competition • Loss of property value • Loss of view
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It is important that if any members of the Renhold community have comments they wish to make that these must be sent to planning@bedford.gov.uk which allows the Planning Officer who will be determining the application to see them and take them into consideration.

Bedford Borough Council provide further helpful information on their website regarding commenting on planning applications, this can be found by visiting: <https://www.bedford.gov.uk/planning-and-building-control/planning-applications/comment-planning-applications>

When you submit comments through the planning@bedford.gov.uk email you will receive an auto response. Only comments submitted in writing can be accepted by Bedford Borough Council. Comments made on a planning application are published on the Borough Council planning portal, with personal identification information reviewed. If you would like to learn more about how to search the planning portal then please read the document 'Use of the Planning Public Access System Guide' which is located on Renhold Parish Council website.

Some planning applications are determined by the Planning Officer and some are considered by the Bedford Borough Council Planning Committee. If you comment on a planning application and it is being taken to Planning Committee for consideration you will be notified of this by Bedford Borough Council. In the notification letter it will confirm the date of the committee meeting, as well as how you can register to speak at the meeting if you would like to.

If you are interested in how the Planning Committee works at Bedford Borough Council then head here to find out more: <https://www.bedford.gov.uk/planning-and-building-control/planning-applications/search-plans/planning-committee>

A planning application can be withdrawn by the applicant before being determined, this will be recorded on the Bedford Borough Council planning portal.

A planning application can be approved (granted) this can sometimes include planning conditions which are applied. A planning application can also be refused. In both instances the Planning Officer but show the considerations given to come to their decision so they produce a full report which is made available on the Borough Council planning portal. They will reference the relevant local planning policies and national planning policy framework that has been applied when determining the application.

If an applicant feels the Officer made the wrong decision by refusing their application they are able to pursue a **planning appeal**. An appeal can be made to the Planning Inspectorate if Bedford Borough Council refuses a planning application. The appeal has to be made by the applicant within a certain timescale:

- Householder applications and Minor Commercial need to be within 12 weeks of the date of the decision
- All other types of planning applications (including larger developments), must be within 6 months of the date of the decision.

A Planning Inspector will be appointed. There are then three types of methods of consideration:

- Written Representations (most appeals are decided this way including all householder applications)
- Hearings
- Inquiries

Householder appeals are generally heard by written representation (but this may also include a site visit by the Planning Inspector), with other larger developments being considered by hearing or inquiry, though sometimes new housing developments are considered by written representation.

More information on the management of appeals can be found on the Government's site: <https://www.gov.uk/guidance/appeals#appeals-against-refusal-of-planning-permission>

If planning permission has been granted and there is concern that what is being built is different to the approved planning permission then it is possible for this to be followed up. Bedford Borough Council are the relevant local authority who manage planning enforcement. All reports to planning enforcement are treated in confidence, and remain anonymous. More information on this, including a link to the reporting form can be found here: <https://www.bedford.gov.uk/planning-and-building-control/planning-guidance/report-planning-breach>

Useful Contacts:

Bedford Borough Council - 01234 267422 select planning
Planning Inspectorate - 0303 444 5000