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North Kesteven District Council

Planning Application for Top Farm, Navenby

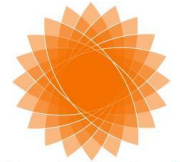
An overview of...

1. The Planning Application Process

2. What factors are taken into account in deciding a planning application

3. Making your representations

Overview of the Planning Application Process



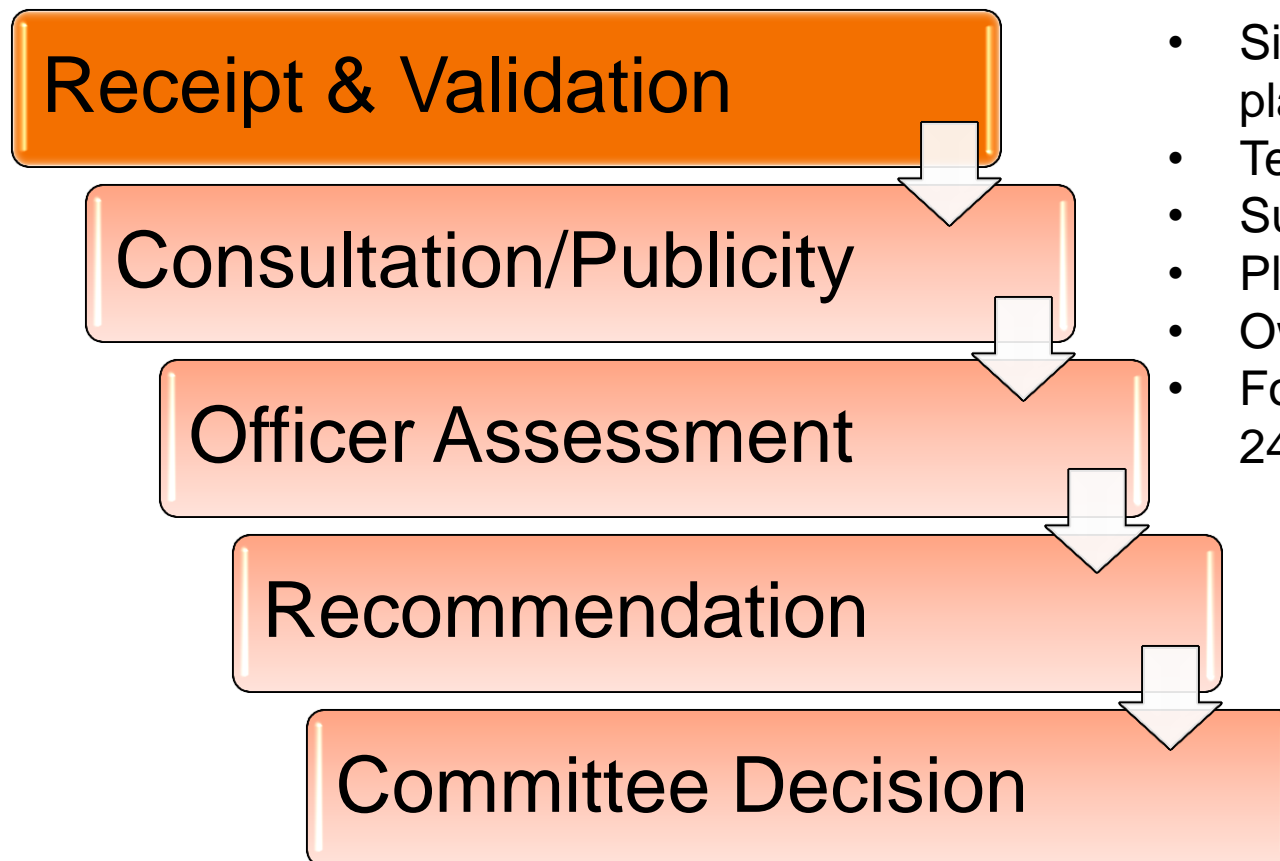
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Overview of the Planning Application Process



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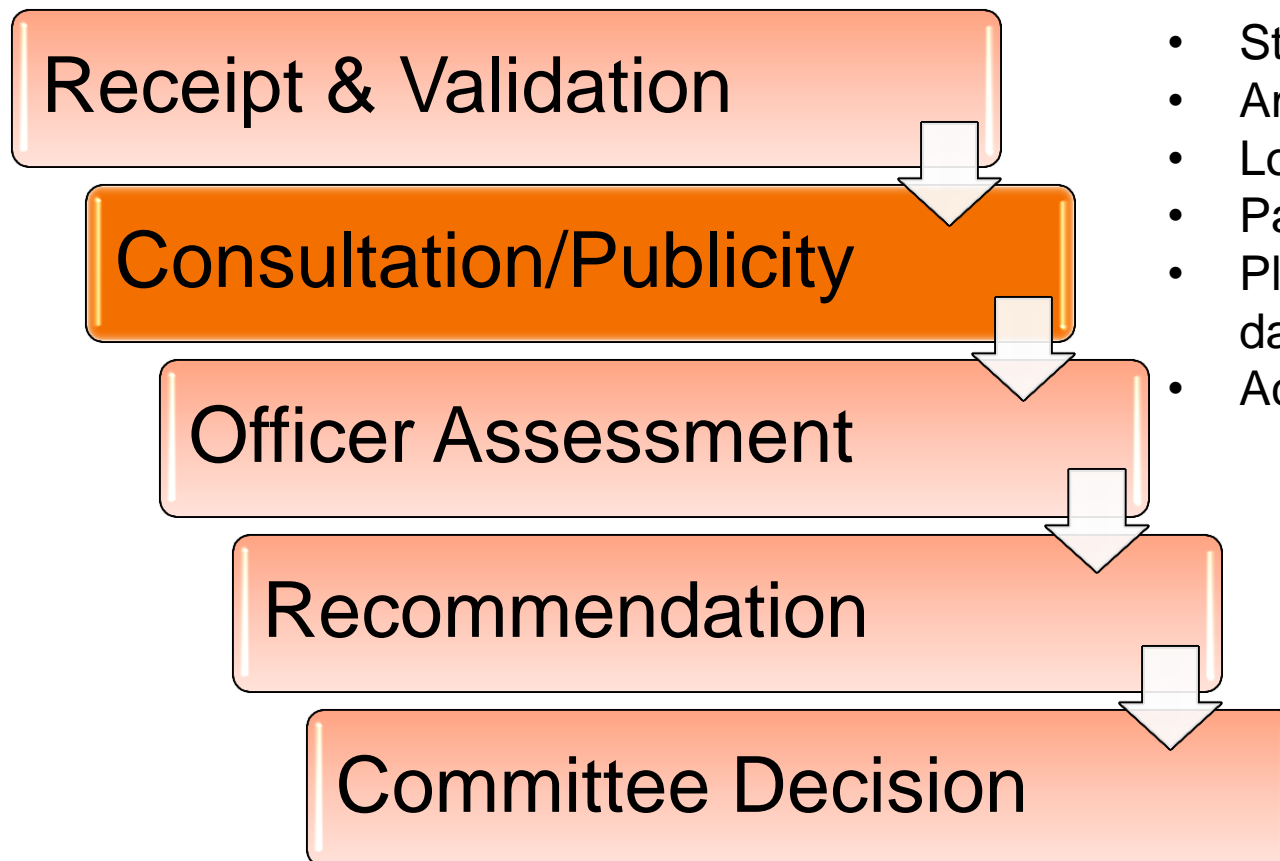


- Site layout and elevation plans
- Technical drawings
- Supporting evidence
- Planning Statement
- Ownership Notices
- Formal Start date
24/8/14

Overview of the Planning Application Process



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- Statutory bodies
- Amenity groups
- Local Neighbours
- Parish Council
- PlanningOnline – key dates
- Acknowledgements

Overview of the Planning Application Process



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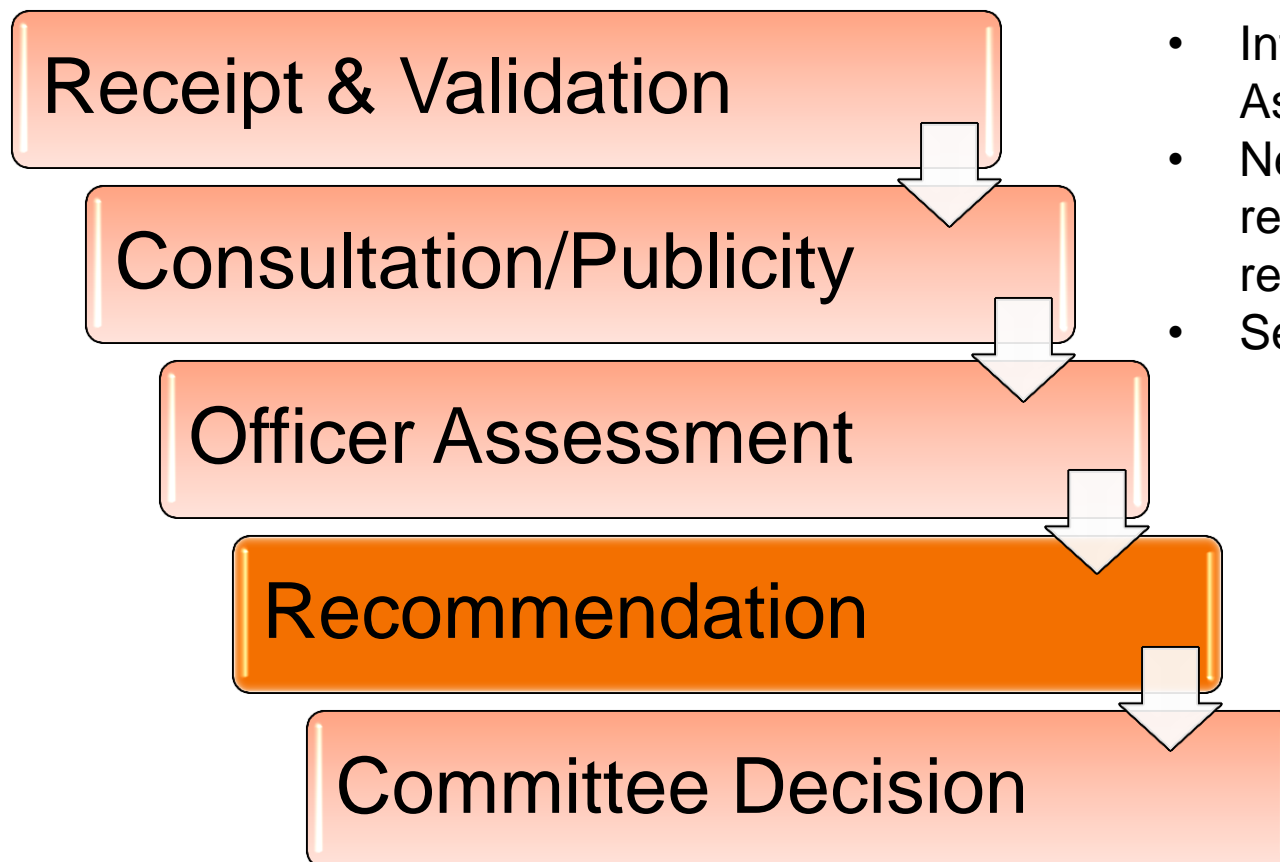


- Local Plan Policies
- National Planning Policy Framework
- Consideration of representations
- Local factors and site visits
- Potential for revisions to the scheme

Overview of the Planning Application Process



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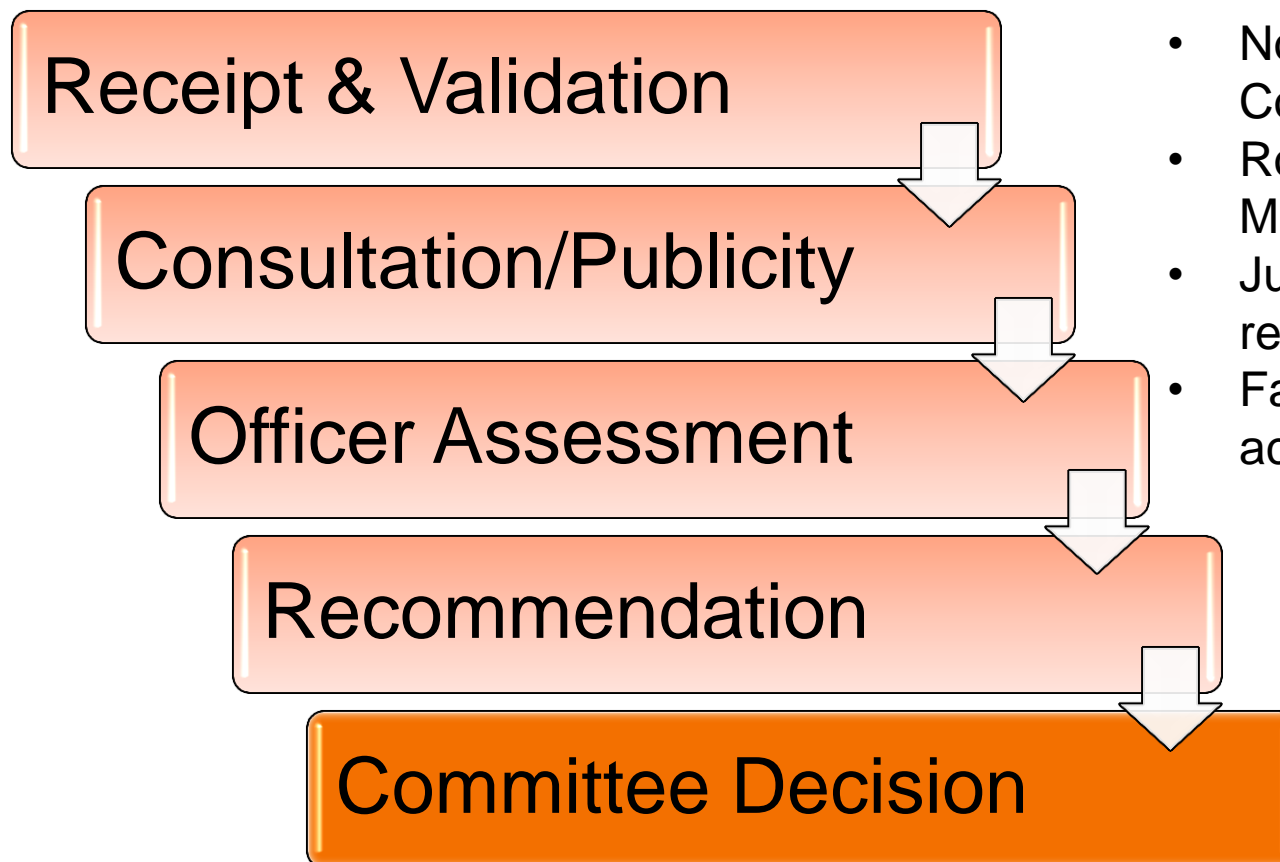


- Informed by Officer Assessment
- Need for Planning reasons to support recommendation
- Section 106 benefits?

Overview of the Planning Application Process



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- Notification of Committee meeting date
- Role of elected Members
- Justification for decision reached
- Factors to be taken into account

What factors are taken into account in deciding a planning application...

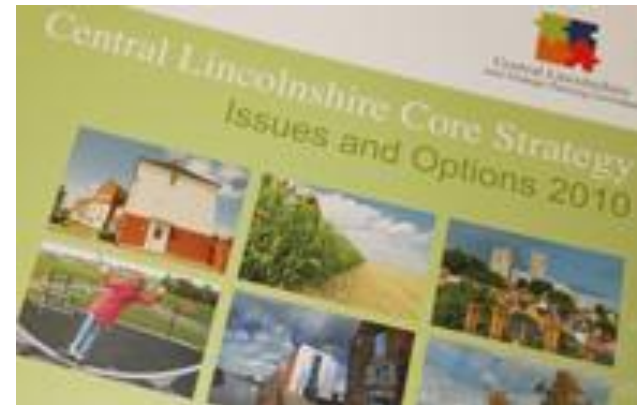
- The Development Plan**
- Government's National Planning Policy Framework (NPPF)**
- Local Planning Guidance**
- Other local factors**



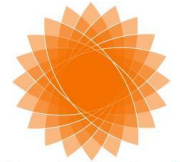
What factors are taken into account in deciding a planning application...

1. The Development Plan

- 2007 North Kesteven Local Plan
- Central Lincolnshire Local Plan – Preliminary Draft for Consultation
- Central Lincolnshire Core Strategy - withdrawn



What factors are taken into account in deciding a planning application...



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2. Government's National Planning Policy Framework (NPPF)

- Introduced in May 2012
- Broad statement of Government Policy
- Pro Growth – but with a focus on sustainable development
- Presumption in favour of granting planning permission
- Promotes a Plan Led system – but requires Local Plan policies to be kept up-to-date



What factors are taken into account in deciding a planning application...

2. Government's National Planning Policy Framework (NPPF)

Three dimensions to 'sustainable development':

Economic

Social

Environmental



What factors are taken into account in deciding a planning application...

2. Government's National Planning Policy Framework (NPPF)

Other important aspects;

- Focus on promoting quality design
- Support for thriving rural communities
- Protection for the most valuable countryside
- Prevention of flood risk





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What factors are taken into account in deciding a planning application...

3. Local Adopted Guidance

- ❑ Supplementary Planning Documents eg NKDC Affordable Housing Guidance
- ❑ Navenby Conservation Area



What local factors are taken into account in deciding a planning application...

4. Other local factors - 'material considerations'

- Loss of daylight or sunlight
- Overshadowing/loss of outlook (but not loss of view)
- Overlooking / loss of privacy
- Highway issues: Traffic generation, vehicular access, highway safety
- Noise and disturbance resulting from use
- Smells
- Light pollution
- Previous appeal decisions and planning history
- Landscape impact
- Hazardous materials/ground contamination
- Loss of trees
- Nature conservation
- Effect on listed buildings and Conservation Area
- Layout and density of buildings
- Design, visual appearance and materials
- Archaeology
- Risk of flooding

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What happens at a Planning Committee



- 21 Elected Members
- Published Officer Report
- Public Speaking
- Questions for Officers
- Consideration and debate
- Proposal with reasons
- Vote and decision