

## PLANNING APPLICATIONS

Here in the parish of Alcester, Stratford on Avon District Council are the planning authority and as such process all the planning applications and make decisions on each application.

A brief outline of the process on receipt of a planning application is as follows (fee payable):

**Registration and validation-** Application given a unique case reference number

**Consultation-** Neighbours, SDC councillors and town/parish council, specialist advisors

**Site visit-** By case officer

**Report-** By case officer

**Determination-** This is done in two ways. For simple applications a senior officer will check the report and make a decision. However, when either the Town Council or the District Councillor have objected to an application and the case officer disagrees (or vice versa), the decision will be referred to Stratford District Council's Planning Committee (West) where the decision will be made. Members of the public are able to make representations at these Committee meetings.

Decisions are made within 8- 13 weeks from the date of validation depending on complexity and the applicant notified.

**Decision- Approval-** The permission lists any conditions applied to make the proposal acceptable. There is usually a fee payable to discharge these.

**Decision- Refusal-** When an application is refused there is an explanation on the refusal notice.

**Appeals-** The applicant can appeal to the Planning Inspectorate if an application is refused or impose a condition they think unjustified.

For more information see <https://www.stratford.gov.uk/planning-regeneration/the-application-process.cfm>

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Alcester Town Council is a **statutory consultee** in the planning consultation process. It does not make decisions.

ATC Planning Committee meets fortnightly on a Monday at Globe House to discuss current planning applications and then submits a formal comment to SDC online. Members of the public are very welcome to attend meetings. Agendas are published on the noticeboards and on the Town Council website. Meeting dates are published in the Connection magazine and can also be found on the Town Council website.

If the Planning Committee, or you as a member of the public, would like to object to a planning application there are only certain issues known as 'material considerations' that will be taken into account by SDC.

**Material planning considerations can include (but are not limited to):**

- Overlooking/ loss of privacy
- Loss of daylight/ sunlight or overshadowing
- Scale and dominance
- Layout and density of buildings

- Appearance and design of development and materials proposed
- Disabled persons' access
- Highway safety
- Traffic and parking issues
- Community safety and crime prevention
- Drainage and flood risk
- Noise, dust, fumes etc
- Impact on character or appearance of area
- Effect on listed buildings/ conservation areas/ sites of archaeological value
- Effect on trees and wildlife/ nature conservation
- Impact on the community and other services
- Economic impact and sustainability
- Local needs for provision of affordable housing and public open space
- Government policy
- Proposals in the Local Development Plan
- Previous planning decisions (including appeal decisions)

**Non-material planning considerations** are issues which cannot be taken into account by SDC when deciding on a planning application. Examples are given below:

- Who the applicant is/ the applicant's background
- Loss of views
- Loss of property value
- Loss of trade or increased competition
- Strength or volume of local opposition
- Construction noise/ disturbance during development
- Fears of damage to property
- Maintenance of property
- Boundary disputes, covenants or other property rights
- Private rights of way
- Private right to light
- Age, health, status, background and work patterns of the objector