

**PRISTON PARISH COUNCIL – PLANNING APPLICATION CHECKLIST
2013 edition.**

Created to align with the Bath & North East Somerset *Local Plan* [Oct 2007] as now modified by the draft Core Strategy 2011. To include the adopted “*Existing Dwellings in the Green Belt*” Supplementary Planning Document.

Also to include Planning Policies WM.14 & WM.15 on Agricultural Land Improvement.

APPLICATION/...../.....

LOCATION, Priston

DATE OF PARISH COUNCIL MEETING:

1. Introduction:

Issues that shall be considered:

The degree of compliance with all relevant BANES Local Plan Policies.

Traffic and highway safety issues.

The degradation of the amenity of near neighbours, including:

Loss of light, loss of privacy, impact on access, noise pollution and light pollution.

The design and the materials of the proposal.

Storm water and foul drainage.

Crime and/or Disorder impact.

Issues that shall not be considered:

Any effect on the value of the property.

Loss of the applicant’s view over land in other ownership.

Possible future development not included in the proposal.

The morals or motives of the applicant.

2. Summary:

In the Green Belt? YES NO

A Listed Building? YES NO

Inside the Priston Housing Development Boundary? YES NO

3. Objective

Advanced by: PPC Planning Spokesman The Applicant

4. Proposal:

Explained by: PPC Planning Spokesman The Applicant

5. Consultation of Neighbours :
Reported by the PPC Planning Spokesman

Neighbour	Content	Reservation(s)	Objection
.....	Yes/No	.....	Yes/No
.....	Yes/No	.....	Yes/No
.....	Yes/No	.....	Yes/No
.....	Yes/No	.....	Yes/No
.....	Yes/No	.....	Yes/No
.....	Yes/No	.....	Yes/No

6. Compliance with Planning Policies:

Yardsticks [(LB) = relevant to Listed Building Consent]:

The BANES *Local Plan*, as adopted October 2007.

BANES *Existing Dwellings in the Greenbelt*, Supplementary Planning Document, as adopted Oct 2008 and amended Nov 2009.

Abbreviations:

C = Specifically Compliant.

NiC = Not in Conflict [i.e. in effect, compliant].

N/A = Not Applicable.

??? = MUST BE DISCUSSED.

BANES Local Plan:

Policy	Page	Issue	Assessment
Imp 1	15	Planning Obligations	
D.2	28	General Design	
		Easy and safe to move through	a.
		Quality of Design	b. (LB)
		Public Realm/Private Space	c.
		Parking does not dominate	d.
		Natural surveillance	e.
		Amenity of Neighbours	f.

Policy	Page	Issue	Assessment
D.4	31	Appearance and Materials Landscaping Adaptability Extensions	a. (LB) b. c. d.(LB)
ET.2	45	Office development	
ET.4 Not Saved	47	Rural employment development Replaced by Core Strategy RA1 p.96 and RA2 p.97 Development in villages	
ET.6	49	Agricultural development	
ET.7	49	Use of agricultural buildings	
ET.8	50	Farm diversification	
ET.9	51	Re-use of rural buildings permitted unless	
		Not in keeping	1)
		Appearance adversely affected	2)
		Temporary or is a major extension	3)
		Prejudices village vitality	4)
		Conversion to residential use	5)
		Visual impact	6)
		Green Belt impact	7)
ET.13	52	B&B provision	
CF.2	54	Community facilities	
CF.3	55	Community facilities contributions	
CF.7	58	Loss of Pub	
SR.9	69	Public Rights of Way	
SR.12	72	Commercial Riding Establishments	
S.9	83	New small scale local shops	
ES.1	84	Renewable Energy proposals	
ES.2	85	Energy conservation	
ES.3	86	Gas and Electricity Services	
ES.4	87	Supply of water	

Policy	Page	Issue	Assessment
ES.5	87	Foul and Surface Water drainage	
ES.7	89	Telecommunications development	
ES.9	89	Risk of pollution or nuisance	
ES.12	91	Noise	
ES.14	93	Unstable ground	
ES.15	94	Contaminated land	
HG.6	101	Infilling Within Housing Dev Boundary	i) ii)
HG.9		Not Saved. Replaced by Core Strategy RA4 p.99 Rural exception sites	
HG.10	108	New dwellings outwith HDB not permitted unless	
		Established need or justification	i)
		Accommodation for fulltime worker	ii)
		Need not filled by existing building	iii)
		Sited in hamlet or group of buildings	iv)
		Restricted size	v)
		Restricted occupancy	vi)
HG.11	109	Domestic Curtilages extension	
HG.12	111	Conversion schemes	
		Compatible with adjacent character	i)
		Not injure amenities of neighbours	ii)
		Not detrimental to future occupants	iii)
		No loss of existing accommodation	iv)
HG.13	111	Retention of housing stock	
HG.14	112	Replacement dwellings	
		Not materially larger or impact on countryside	i)
		Extension of Curtilage Green Belt impact	ii)
HG.15	113	Extensions in the Green Belt permitted unless	
		Disproportionate addition	i) (LB)
		Deterioration in rural character	ii) (LB)
WM.13	132	Land raising	
WM.14	133	Agricultural land improvement	

Policy	Page	Issue	Assessment
WM.15	133	Timescale extension for agricultural land improvement	
GB.1		Not saved. Replaced by Core Strategy CP8 Green Belt p.120	
GB.2	154	Green Belt visual impact	
NE.1	159	Landscape character	
		?Not saved. Cannot find Core Strategy replacement	
NE.4	162	Trees & Woodland development only permitted where	
		Does not have adverse impact	i.
		Includes retention & new planting	ii.
		Not impact on veteran trees	iii.
NE9	166	Adverse affect on SNCI/RIGS	
		Material factors sufficient to override	i.
		Harm is minimized	ii.
		Compensatory provision	iii.
NE10	166	Nationally protected species and habitats	
NE.11	166	Locally important species and habitats	
NE.12	167	Natural features like wildlife corridors, orchards, watercourses etc	
		Retains landscape features	i.
		Provides creation of new habitats	ii.
		Provides management of habitats	iii.
NE.14	170	Flood risk	
		?Not saved. Cannot find Core Strategy replacement	
NE.15	170	Water courses and their corridors	
NE.16	171	Best and Most Versatile agricultural land	
		?Not saved. Cannot find Core Strategy replacement.	

Policy	Page	Issue	Assessment
BH.2	176	Listed Buildings Preservation of architecture Preservation of features Historic form and structure Scale, design, materials Contribution to the local scene	(i) (LB) (ii) (LB) (iii) (LB) (iv) (LB) (v) (LB)
BH.3	177	Listed Building demolition (LB) Building not repairable etc No suitable use Substantial benefits to community	 i) ii) ii)
BH.4	177	Change of Use of Listed Building (LB) No need for original use No adverse impact on Bldg or setting	 i) ii)
BH.5	179	Locally-important buildings	
BH.12	184	Archaeological remains	
BH.15	186	Visually-Important Open Spaces	
BH.22	190	External lighting	
T.1	204	Transport Systems Traffic safety Traffic generation	 2) 5)
T.5	207	Cycling facilities	
T.7	207	Cycling network	
T.8	209	Bus Strategy	
T.14	213	Residential areas traffic management	
T.15	213	Rural traffic management	
T.20	217	Off-street parking facilities only permitted if Additional spaces need demonstrated i. Surface treatment not detract ii. Surroundings not affected by add. traffic iii. Needs of pedestrians & cyclists incorporated iv.	

Policy	Page	Issue	Assessment
T.24	219	Development includes Highway safety Pedestrian access Cyclist access Vehicular access Avoids traffic generation On-street parking	i. ii. iii. v. vi. vii.
T.26	221	Parking standards On-site Parking (disabilities use) Traffic movements Environmental impact Highway network capacity Highway safety Public Transport availability Pedestrian and cyclist access Public car parking availability Travel Plan	i. ii. iii. iv. v. vi. vii. viii. ix.

7. Assessment of the Proposal:

Is the scale, height, massing, degree of extension acceptable?	YES	NO
Are the design and materials satisfactory?	YES	NO
Are the drainage arrangements satisfactory: (1) Storm water	YES	NO
Are the parking arrangements satisfactory?	YES	NO
Are the traffic implications satisfactory?	YES	NO
Is the effect of cumulative extensions in the vicinity acceptable?	YES	NO
Is the amenity of neighbours preserved?	YES	NO
Is the Crime and Disorder impact acceptable?	YES	NO

8. Conclusion:

SUPPORT

COMMENTS ONLY

OBJECT

Support

- if so, what aspects are supported and on what policy grounds?

Comments only

- if so, concerning which aspects?

Object

- if so, which aspects are objected to and on what policy grounds?