

**PRISTON PARISH COUNCIL – PLANNING APPLICATION
CHECKLIST
2017 edition.**

Created to align with the Bath & North East Somerset *Placemaking Plan Draft (Nov 2015)*) *and proposed Modifications (Jan 2017)*. To include the adopted “*Existing Dwellings in the Green Belt*” Supplementary Planning Document.
Also to include Planning Policies *WM.14* and *WM.15* 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 made up of the Core Strategy and the Placemaking Plan.

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 Draft *Placemaking Plan (Nov 2015) and proposed Modifications (Jan 2017)*.

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 Draft Placemaking Plan Policies:

Policy	Page	Issue	Assessment
	51	Core Development Management Policies	
CP6	81	Environmental Quality	
		High Quality Design	1.
		Historic Environment	2.
		Landscape	3.
		Nature Conservation	4.
D.1	85	General Urban Design Principals [large scale developments]	
		Safe, varied and attractive	a
		Enrich character & local distinctiveness	b
		Streets and spaces	c

Policy	Page	Issue	Assess
		Landscape structure & settlement characteristics	d
D.1	85	Buildings & spaces flexible & adaptable Energy efficient	f g
D.2	86	Local Character & Distinctiveness Responds to local character, layout, building lines,) Roofscapes, materials, building forms Improves area of poor design Responds to historic grain – building heights etc Enhances natural features – landscape, views... Contributes to local social context Respects local architectural styles, proportions Reflects materials, colours, textures, boundary) treatments)	a b c d e f g
D.3	87	Urban Fabric Provides continuity of street frontage	l
D.4	88	Streets & Spaces	
D.5	88	Building Design Well designed building facades Extensions must compliment host building) Good modern, innovative design supported) Historic styles as appropriate) Buildings to provide wildlife habitats	a c d
D.7	90	Infill & Backland Development	
D.8	92	Lighting (minor amendment for clarification) 1. Not give rise to unacceptable illumination Impact on residential amenity or local ecology 2. Protect darkness of rivers, ecological corridors	a b
HE1	99	Historic Environment Safeguarding Heritage Assets (Additional paragraph) 1-7 Impact on a heritage asset 8 Listed buildings Conservation Areas Archaeology Non-designated heritage assets	b (LB) c (LB) d g
NE2	105	Conserving & Enhancing Landscape & Landscape Character 1. Conserves/enhances landscape & local distinctiveness Conserves/enhances important views 2. Avoids or mitigates adverse impact	a d

3. Includes Landscape & Visual Impact Assessment

Policy	Page	Issue	Assess
NE2A	108	Landscape Setting of Settlements (Amended for consistency with NE2)	
NE2B	109	Extension of Residential Curtilages in the Countryside (small amendment)	
NE3	112	Sites, Species & Habitats	
		3 Impact on features of the landscape	
		4. Harm to nature conservation minimised	a
		Compensatory provision	b
		Site lighting designed to avoid harm	d iii
NE4	113	Ecosystem Services	
NE6	116	Trees & Woodland Conservation	
NE1	121	Development & Green Infrastructure	
CP8	123	Green Belt	
GB1	125	Visual Amenities of the Green Belt	
GB2	125	Development in Green Belt Villages	
GB3	126	Extensions & Alterations to Buildings in the Green Belt	
		Disproportionate additions	i
		Deterioration of rural character (withdrawn)	ii
PCS	128	Pollution & Nuisance	
PCS6	132	Unstable Land	
PCS7A	134	Foul Sewage Infrastructure	
CP9	138	Affordable Housing	
RA4	140	Rural Exceptions Sites	
RE1	191	Employment Uses in the Countryside	
RE2	192	Agricultural development	
RE3	193	Farm Diversification	

RE4	194	Essential Dwellings for Rural Workers	
RE5	195	Agricultural Land	
RE6	196	Re-Use of Rural Building	
Policy	Page	Issue	Assess
STI	213	Promoting Sustainable Travel Reduce adverse impact of all forms of travel on natural and built environment	6
ST5	217	Traffic Management Proposals Ensure improvements for pedestrians, cyclists Improve air quality Respect local distinctiveness and not detract from the quality of the historic environment	3 6 7
ST7	220	Transport Requirements for Managing Development (Additional text) Safe and convenient access Suitable vehicle access Parking Appropriate level No increase of on-street parking in the vicinity of the site affecting highway safety and/or residential amenity	1b 1c 4 4a 4b

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?