

Parishes Liaison 11th May 2016

Briefing from Mark Reynolds, Group Manager- Development Management

- (a) NOTICE FOR PARISH CLERKS FROM PLANNING TEAM WHEN THERE ARE PROBLEMS WITH THE WEBSITE

The Planning team always puts a warning on the website if there is going to be planned “down time” for a few hours. For ‘unplanned’, temporary downtime, the aim is to fix this as quickly as possible. Planning officers are aware immediately if the system goes down during working hours and IT are asked to fix it immediately.

- (b) PERMITTED DEVELOPMENT ORDERS AND CERTIFICATES OF LAWFUL USE

The document “Permitted Development Rights for Householders: Technical Guidance” can be seen at this link:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/516238/160413_Householder_Technical_Guidance.pdf

The link below is to the Town and Country Planning (General Permitted Development) (England) Order 2015

http://www.legislation.gov.uk/ukxi/2015/596/pdfs/ukxi_20150596_en.pdf

In addition, attention is drawn to the document linked below which comprises the outputs of the Parish and Town Council Workshop – Development Management. In particular, section 3 provides general guidance on planning and clarity on types of proposal e.g. permitted development and prior approval

http://www.bathnes.gov.uk/sites/default/files/sitedocuments/Planning-and-Building-Control/Planning/parish_issues_and_responses_-_development_management.pdf

Question 3b relates to the issue of “Prior Approvals” to change agricultural buildings to dwellings, and the answer to this specific question is set out in full below:

Prior Approval applications are not the subject of usual planning policy considerations contained within our Bath and North East Somerset Local Plan and Core Strategy. This is because within the Town and Country Planning (General Permitted Development) (England) Order 2015 a change of use of an agricultural building to a dwelling is permitted development, subject to certain criteria. The relevant part of the Order is schedule 2, part 3 class Q. There is an extensive list of things that would render a change of use not permitted development so the regulations need to be checked in each case. If

none of the criteria apply that would make the change of use not permitted development then the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to -

- (a) transport and highways impacts of the development,
- (b) noise impacts of the development,
- (c) contamination risks on the site,
- (d) flooding risks on the site,
- (e) whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order, and
- (f) the design or external appearance of the building.

It is a prerequisite of this type of application that the barn is currently or last used for agricultural purposes.

(c) HOUSING AND PLANNING BILL: B&NES RESPONSE TO DOCUMENT “TECHNICAL CONSULTATION ON IMPLEMENTATION OF PLANNING CHANGES”.

The response from Bath & North East Somerset Council to this document is attached to the agenda. This was an open public consultation and any questions may of course be taken at the meeting.

(d) “DOWNLOAD ALL” OPTION - UPDATE

In relation to this specific issue, a request for this change has been raised with Idox but as yet this has not been possible to implement. At this point we are not sure it will be possible to make this change. We have again raised this with our Idox account manager and we have been pressing this again for reconsideration but as yet there is no resolution identified.

More generally with regard to electronic working, we will of course continue to help wherever possible and a lot of support and information is available on the website linked to below:

<http://www.bathnes.gov.uk/services/planning-and-building-control/planning/planning-advice-and-guidance/parish-and-town-council>

These web pages include information such as tips for viewing planning applications online as well as Case Studies. There is also information on accessing funding including the Transparency Fund for smaller parish councils to set up websites and purchase IT equipment.