



Planning Applications Policy

Introduction

All Town and Parish Councils are statutory consultees on any planning application received by the local planning authority (Mid Devon District Council (MDDC)).

The knowledge of members represents local views, provides local insight, raises areas of concern, informs debate and adds value to the process.

Aims

The aim of the planning applications policy is to improve the way in which Credition Town Council (CTC) responds to planning applications.

Objective

The objective of this policy is to streamline and speed up the consultation process where applicable and to concentrate on larger, or more complex planning requests as appropriate.

Policy Detail

CTC's Community Committee consider planning applications sent by MDDC for comment.

All planning applications, irrespective of type of application, are reported to the Community Committee.

Applications for consideration by email

Members will be emailed with a pack containing all the relevant information for 'minor' applications. These would usually be decided by MDDC Officers (not MDDC's Planning Committee) and include:

- Single storey rear extensions
- Porches and conservatories
- Demolition of small outbuildings and porches
- Repairs/restorations to listed buildings
- Advertising
- Summerhouses and offices in gardens
- Variation of conditions
- Like for like replacements in the Conservation Area
- Tree works outside of the Conservation Area.

The Town Clerk will advise members of a deadline for reply. Responses will be collated, and MDDC informed of the decision. If opinion is divided, the matter will be considered at the next convened meeting of the Community Committee where it will be debated and a response sent to MDDC.

Any application can be considered by the Community Committee if requested by a minimum of two Members of that committee.

Where no comments are made by members, a response of 'no comment' will be made to MDDC.

Applications for consideration by committee

These applications may need an extension to the consultation deadline, this will depend on when the application is received and if it corresponds with the meeting calendar. These applications are generally those that would be considered by committee at the local authority and include:

- New developments of more than 5 dwellings
- Applications where development does not confirm to national or local planning policy
- Applications where development has significant impact on neighbouring properties or street scene
- Social infrastructure
- Economic infrastructure
- Community facilities
- Tree works inside the Conservation Area
- Change of Use
- Requests by a minimum of two members of the Community Committee.