AGENDA

Birlingham Parish Council

June Hiden, Lamorna, Broadway Road, Birlingham
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To Members of Birlingham Parish Council
You are duly required to attend the next meeting to be held on
Wednesday 17 September 2014
Village Hall
7.45pm

Welcome

Present

Apologies for absence

1) Declarations of Interest

a) Register of Interests: Councillors are reminded of the need to update their register of interests.
b) To declare any Disclosable Pecuniary Interests in items on the agenda and their nature.
c) To declare any Other Disclosable Interests in items on the agenda and their nature.

(Councillors who have declared a Disclosable Pecuniary Interest, or Other Disclosable Interest which falls within the terms of paragraph 12(4) of the code of conduct, must leave the room for the relevant items)

2) Minutes of the previous meeting
To consider the minutes of the meeting held on 16 July 2014 and minutes to be approved.

3) Democratic Opening

4) Progress Reports
   a. Footpath Warden
   b. District Councillor (if not present request written report)
   c. County Councillor (if not present request written report)
   d. Clerk

5) Planning
   a. Report on outstanding planning applications
   b. Applications granted/refused
   c. Permitted Development changes *

6) Financial Matters

   a. Bank balance

   b. The Accounts for 2014/2015

c. Receipts –
£70.00 – Worcestershire County Council Lengthsman
£105.00 – (should be £110) W0orcestershire County Council Lengthsman

Payments –
£25.00 – Worcestershire CALC – Clerk training '3M's' – cheque number 307
£125.00 – HM Revenue & Customs (April, May, June) – cheque number 309
£500.00 – Clerks pay (April, May, June) – cheque number 310
£25.00 – Clerks expenses (April, May, June) – chequer number 311
£20.74 - reimburse Clerk for payment of gift for Tree Warden – cheque number 312
£50.00 – Internal audit – cheque number 313
£70.00 – Lengthsman (May) – cheque number 314
£12.00 – Wychavon Sport – 2014 Parish Games – cheque number 315
£105.00 – Lengthsman (June) – cheque number 316

d. Future payments
£110.00 – Lengthsman July
£80.00 – Lengthsman August

e. Audit - Grant Thornton
Query - accounts finalised. Tax support grant to be included in Box 3. Discuss.
Notice of conclusion of audit

7) Birlingham Cricket Club request for funding
Further discussion. Amount agreed through New Homes Bonus. Support from Ward Member. Email news? (e.g. - the Council is required by Wychavon District Council to consult the parish before the decision is made, so we would like to hear whether you support this use of the funds. Please send your comments to news@birlingham.org.)

8) Directional sign
Adrian Hardman to update with any further details

9) Internet

10) New Barn Road

11) Dates for next year's meetings
21 January / 18 March / 20 May with APM & elections? / 15 July / 16 September / 18 November
Confirmation of third Wednesday bi-monthly

12) Councillors' reports and items for future agenda
(SWDP on 30/9 – briefing sessions beforehand for Councillors)

13) Closure and next meeting on 19 November at 7.45pm

Clerk
11 September 2014

*** New Permitted development rights**

At the March 2014 Planning Committee training, members were given a briefing on the new 'permitted development' powers.

The Government continues to move forward with a three tier planning system which focuses on:

- Allowing small scale alterations through the use of permitted development;
- Prior approval rights for development requiring consideration of specific issues,
- Planning permission for other and larger scale developments.

The purpose of this paper is to 1) explain the prior approval mechanism, 2) what consultations are taken on such submissions and 3) the process for determination.

Background

According to the Department for Communities and Local Government (DCLG), permitted development rights are a national grant of planning permission by Parliament, not the local authority, which allow certain building works and changes of use to be carried out without having to make a planning application. Traditionally, they involved small-scale developments, but larger scale changes are increasingly being allowed. The General Permitted Development Order sets out classes of development for which a grant of planning permission is automatically given.

A developer has to seek approval from the local planning authority that specified elements of the development are acceptable before work can proceed. The government's new online Planning Practice Guidance describes prior approval as applying "where the principle of the development has already been established". The applicant firstly asks the authority if prior approval is needed. If it is, the proposal is judged against the criteria and prior approval is either granted or refused. If no decision is made in 56 days, prior approval is given.

The benefits of the prior approval system are deemed to be:

- Speed up the decision-making process and, by reducing the number of traditional applications,
- Cut the workloads of council planning departments so they can focus on other areas like local plans, infrastructure provision and regeneration.

Concerns about the process include

- A lack of consultation on such proposals
- Confusion in relation to the planning system
- The minimal fee related to the submissions does not cover the costs of the work required.
- Wide spread use would reduce fee income coming to councils impacting on the resources available

Prior approval mechanism

Members will be familiar the prior approval mechanism which has existed for some time in relation to the following areas;

- Demolition
- Agricultural proposals
- Small scale telecommunications

The use of the powers has extended into other areas which are detailed below. The process remains the same, so long as an applicant has prior approval the proposed development does not need planning permission.

Members should note:

- Prior approval assumes that the principle of the proposed development is acceptable;
- Prior approval needs to be considered in a set period of time. If a council fails to communicate its response in time, prior approval is deemed to have been granted.
- Only the matters referred to in the 'subject to' column can be considered albeit all changes under permitted development are required to meet necessary habitats and environmental legislation and regulations. Section 40 of the Natural Environment and Rural Communities Act 2006 (NERC) requires all public bodies to have regard to biodiversity conservation when carrying out their functions.