



THAXTED PARISH COUNCIL

Planning Committee

Prime Objectives

The Planning Committee acts on matters only connected to planning, the Committee will meet to discuss items in a timely fashion to ensure the comments of the Parish Council through this committee are noted and considered in good time. Decisions, comments, and considerations will be made in accordance with deadlines set by the planning authority.

The Committee shall always apprise itself of the considerations needed in connection to sensitive areas of Thaxted, such as its heritage, landscape, conservation area and listed qualities. All current Planning Policies available, including the Thaxted Neighbourhood Plan will be considered in all fundamental decisions when considering planning application set before this committee.

The Committee will ensure that actions taken by the Council do not contravene statute or any other regulations.

1. Terms of Reference

- 1.1 Membership shall be appointed at the Annual Council Meeting and shall comprise only of Parish Councillors.
- 1.2 No business may be transacted at a meeting unless at least one-third of the whole number of members of the Committee are present and in no case shall the quorum of a meeting be less than three. Should a Quorate meeting not be possible, then all items for consideration shall be automatically heard by the full council.
- 1.3 To elect a Chairman and Vice Chairman for each civic year.
- 1.4 To review and submit for Council's consideration Terms of Reference for this Committee.
- 1.5 The Committee has authority to request, at the Council's annual budget setting meeting, such funds that may be agreed for the execution of the committee's business.
- 1.6 Planning Matters of an urgent nature requiring settlement before the next meeting of the Council or Planning Meeting may be dealt with by the Clerk and or Assistant Clerk after consultation with the Chairman/ Vice-Chair of the Committee but must be submitted for approval or otherwise to the next meeting of the Council or this committee (whichever is sooner).



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Reasons for Planning Objections & items which are NOT planning considerations

Valid Reasons for Planning Objections

- Loss of light or overshadowing
- Overlooking/loss of privacy
- Visual amenity (but not loss of private view)
- Adequacy of parking/loading/turning
- Highway safety
- Traffic generation
- Noise and disturbance resulting from use
- Hazardous materials
- Smells
- Loss of trees
- Effect on listed building and conservation area
- Layout and density of building
- Design, appearance, and materials
- Landscaping
- Road access
- Local, strategic, regional and national planning policies
- Government circulars, orders and statutory instruments
- Disabled persons' access
- Compensation and awards of costs against the Council at public enquiries
- Proposals in the Development Plan
- Previous planning decisions (including appeal decisions)
- Nature conservation
- Archaeology
- Solar panels

Not planning Considerations:

- The perceived loss of property value
- Private disputes between neighbours
- The loss of a view
- The impact of construction work or competition between firms
- Restrictive covenants
- Ownerships disputes over rights of way
- Fence lines etc.
- Personal morals or views about the applicant.