

Lytchett Matravers Parish Council - Planning Applications Review Process - Draft for discussion: July 2020

As a statutory consultee, the PC receives copies of planning applications that lie within the parish boundaries. However, the precise function of such a statutory role has not been clearly defined.

Since the period for response has been reduced to 21 days, planning applications are reviewed both at the F&GP Committee meetings (second Wednesday) and at Full Council meetings (fourth Wednesday).

While each application should be responded to within the statutory deadline, the PC reserves the right to submit a second response to more complex applications should new information be presented by the applicant.

All objections should be based on material planning considerations and PCs can and should respond on the key considerations. This process is available to all residents.

However, PCs should have a wider perspective than that of a sole resident and their response should present a consolidated view from the parish perspective. While the PC may have a view on other infrastructure elements such as schools, highways, drainage and pollution there are other statutory bodies whose role is to adjudge those. The PC wider view should include:

- Compatibility with the Lytchett Matravers Neighbourhood Plan – this should include the broader NP consulted on with the residents and democratically approved and not just the redacted version submitted by the examiner.
- Layout and density of development design and its compatibility with the village townscape plan, adjacent residential areas and the village topography.
- Development should be in sympathy with the surrounding areas and include the prescribed green space for local recreational use
- Loss of outlook to the detriment of residential amenity (not loss of view to an individual residential property)
- Impact on local amenities particularly those running at full or close to full capacity
- Highway issues which will impact the wider village and adjacent areas
- Lack of offsetting employment opportunities
- Environmental impact on conservation targets

Definitions	
Density	Max of 28 units per hectare
Off road parking	Minimum of 2 off road spaces excluding garages per family house (3 bed+)
Inclusive green space	Required on any development of 10+ units