Chandler's Ford Parish Council

Planning Statement

Chandler's Ford Parish Council are a statutory consultee on planning applications submitted, that fall within our Parish boundary.

This includes, but not limited to:

- New developments
- Extensions / renovations
- Tree works
- Signage
- Change of use

Eastleigh Borough Council are usually the Planning Authority. (The Parish Council are also occasionally invited to comment on applications which are the responsibility of another Planning Authority: these may lie within, adjacent to or otherwise be relevant to the Parish.)

The final decision regarding any submitted planning application, is made by the Planning Authority, **not** Chandler's Ford Parish Council.

What is a statutory consultee?

A statutory consultee is an organization or body that must be consulted by the local planning authority when a planning application is submitted. These consultees are defined by law, and their input is legally required before the planning authority can make a decision.

As a statutory consultee Chandler's Ford Parish Council is invited to review applications and return appropriate comments. Any views expressed by the Parish Council are taken into account by the Planning Authority before a decision is made, providing the points made are relevant to the determination of a planning application.

The Planning Authority is not bound to follow the comments of a statutory consultee, but all opinions and feedback are considered.

What is Chandler's Ford Parish Council's approach when reviewing planning applications?

The Parish Council will normally only comment on what are known as "material considerations". Examples of material considerations include, but not limited to :

- Compliance with Local Plan and National Planning Policy Framework (NPPF)
- Effect on local character – is the application in keeping with the local area.
- Consideration of environmental concerns, such as flooding or pollution.
- Effect on conservation through Sites of Special Scientific Interest (SSSI) or Areas or Outstanding Natural Beauty (AONB).
- Impact upon local traffic, highways or parking.

Issues such as boundary disputes or loss of views are not "material considerations".

In making comments the Parish Council tries to represent the interests of the local community. In doing so, it considers the wider interests of the local area, street or locality.

We recognise the desirability of economic development in the area in a manner sympathetic with the locality. In making comments to the relevant Planning Authority, the Parish Council seeks to balance development with the retention of the local character.

In deciding its comments, Chandler's Ford Parish Council uses the local knowledge of Parish Councillors and any features specific to the parish such as the presence of character areas or historic buildings. For larger or controversial developments, where it deems appropriate it may carry out site visits and/or actively seek wider local views.

How does Chandler's Ford Parish Council comment on planning application?

The Parish Council can only agree to comment on planning applications in properly called Council or Committee meetings. Members of the public are welcome to attend all meetings of the Council, or Committees, and are invited to participate if they wish to represent an opinion or situation.

The comments agreed in the council meeting are submitted in writing by the Parish Clerk to Eastleigh Borough Council via their Planning Portal - https://www.eastleigh.gov.uk/planning-and-building/view-planning-applications

Should a member of the public wish to submit comments regarding a particular planning application they may do so independently of the Parish Council via the above Eastleigh Borough Council Planning Portal.

The Parish Council will not return a comment on all applications.

Applications for Tree Works.

Many planning applications relate to trees covered by tree preservation orders (TPO's). Chandler's Ford Parish Councillors are not experts in tree health and therefore do not normally comment on applications for tree works.

Eastleigh Borough Council have specialised Tree Officers who are involved within the decision-making process.

Any comments submitted by the Parish Council are normally restricted to applications to fell a prominent tree, or one that is a substantial addition to the streetscape. In those cases, comments typically relate to the need for suitable replacement planting.