



Westmeston Parish Council Practice

when

Carrying Out Assessments

on

Development Proposals

Introduction.

WPC does not have the power to approve or refuse planning applications.

Neither does it have the expertise or resources to comment upon matters of policy, regulations or rules.

We shall assess all proposals, of whatever type, made in respect of land and/or buildings within or adjacent the Parish, by applying the following process.

The assessment will be either:-

- A short summation concluding that a full assessment is not appropriate and recommending that WPC encourages the LPA to either approve or refuse any application. Or
- A detailed assessment based upon the following notes and recommending that WPC encourages the LPA to either approve or refuse any application.
- It should be noted that, notwithstanding any conclusion that WPC comes to, our opinion may be overridden by the LPA; it may grant consent to applications we feel should be refused; or it may refuse consent to applications we feel should be granted.

Whichever type of assessment is carried out, a vote shall be taken at a Planning Committee Meeting to decide if the recommendation in the assessment is accepted.

Process, in whole or in part, as appropriate.

1. We shall attempt to obtain and assess all relevant hard or electronic copy material from whatever source is available.
2. We shall tailor our assessment based upon:-



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- a. Our technical capability.
- b. Our resources.
- c. The time available before the deadline for making any submission, noting that an imperfect submission on time is acceptable but that missing a deadline is not.
- d. The possible precedent that any development would create.
- e. Matters of impact, longevity, quality of external design and pragmatism, from a local point of view.
- f. Consideration of issues that might be described as coming under the heading of pragmatism

3. Our assessment shall broadly follow the process of:-

- a. Meet the land owner, the developer/his agent and the architect at the earliest opportunity.
- b. Visit the neighbours at the earliest opportunity and/or consider any representations they have made to us or the LPA.
- c. Obtain plans as they are drawn and comment upon the specific technical detail if appropriate in order to get things changed, if necessary, at the earliest.
- d. Make timely comment to the developer and the LPA.
- e. Make a timely return to the LPA stating either:-
 - i. That we object to the development for the reasons we shall list and which we have already communicated to the developer but which remain unresolved, or
 - ii. That we have no objection. If that is because the developer has agreed to make changes we have asked for, we shall state that and list those changes.

Accessibility.

- It is WPC policy to attempt to make our documentation easy to read and understand. This document has been produced using Microsoft Windows 10 and Microsoft Word 2013. The font is Arial. It is likely to be contained within public documentation as a Pdf file.
- It is available electronically as a convertible Word file.



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- If you need an electronic version, please use the email form provided in the Section %Contact+. Or contact a WPC Councillor or the WPC Clerk.