

CONGLETON TOWN COUNCIL

COMMITTEE REPORTS AND UPDATES

COMMITTEE:	Planning Committee		
MEETING DATE AND TIME	10 th October 2024 7.00 pm	LOCATION	Bridestones
REPORT FROM	David McGifford – Cllrs Suzy Firkin & Amanda Martin		
AGENDA ITEM REPORT TITLE	10 Planning Checklist		
	<p>Background: At the 21st September 2023 Environment Committee an agenda item was discussed which proposed some additions to the checklist available to councillors at Planning Meetings. A number of councils now provide prompts to remind councillors to consider sustainability and biodiversity during deliberations on Planning applications.</p> <p>An example of such a checklist, based on those currently used by a number of other councils was provided to Environment Committee members. Committee members voted on the proposal to provide such a list to the Congleton Town Council Planning Committee. This vote was passed by the majority, however some additional ideas were suggested. In addition, it was requested that we create a similar list covering Building Inclusively. This has now also been done and reviewed by the Disability Access Working Group</p> <p>First presented to Planning Committee 30.05.24 - PLN/02/2425 resolved to defer the Planning Checklist to another meeting once Cllrs Martin and Firkin have met to agree on the details.</p> <p>All amendments have now been agreed upon and completed.</p> <p>The checklists have now been reformatted and combined with the Material Issues list that is available to all Councillors at a Planning Committee. The document is available for you to consider.</p>		
Financial Considerations	None		
Environmental Considerations	As all Council decisions are now scrutinised for their environmental impact it is appropriate that we ensure that Councillors grow in awareness of the Sustainability considerations involved and their impact on buildings and developments in Congleton.		
Equality Considerations	As all Council decisions are now scrutinised for their equality and inclusivity impacts it is highly desirable that Councillors are encouraged to consider the importance of such factors in buildings and developments within the town.		
Decision Requested	To replace the Material Issues checklist with the new augmented checklist including Sustainability and Inclusivity pages.		

Planning Committee



Congleton
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When considering planning applications the most common 'material considerations' include the following, the list is not exhaustive:

- Local, strategic, regional and national planning policies.
- Government circulars, orders and statutory instruments.
- Previous planning decisions (including appeal decisions.)
- Design, visual appearance and materials.
- Layout and density of the building.
- Loss of daylight or sunlight.
- Overshadowing/loss of outlook (but not view loss).
- Overlooking/loss of privacy.
- Noise and disturbance from use.
- Smells
- Light Pollution
- Highway and safety issues.
- Traffic generation.
- Vehicular access
- Adequacy of parking.
- Loss of important trees.
- Landscaping.
- Nature conservation.
- Intrusion into the open countryside/green belt.
- Risk of flooding.
- Effect of listed buildings and conservation areas.
- Archaeology
- Hazardous materials and ground contamination.
- Disabled Persons access.





Building Sustainably

When considering any decisions, Town Council Policy is to consider the environmental issues associated with that decision. In the context of the planning process this checklist provides prompts for councillors to review the sustainability of developments. All points are compatible with National & Cheshire East Policy.

- Does the proposed design include features to minimize energy requirements?
- Is the use of reclaimed or recycled materials apparent in the application?
- Does the application address energy efficiency? For example triple glazing and LED Lighting.
- Are new homes to be fitted with a source of renewable energy?
- Are sites allocated for new housing easily accessible by walking/cycling /public transport?
- Does the application avoid the loss of local nature sites and green spaces?
- Where the application includes a new open space, does it include sufficient new native tree coverage and other plant life?
- Does the application support low-carbon vehicles, for example, with electric vehicle charging points easily accessible?
- Does the application propose building on a flood plain?
- Does the application include, where appropriate, water saving measures such as using water butts and minimising surface runoff water in concrete areas?
- If it is a community or non-residential building, is it being built to take full advantage of current energy efficiency technology.





Building Inclusively

The consideration of equality issues is also Town Council Policy. This checklist has been reviewed in conjunction with Congleton's Equal Advisory Access Group as a prompt for councillors on relevant planning applications.

- Does the site have a Travel Plan which includes constructive and actionable suggestions for access improvement?
- Is supporting public transport infrastructure appropriately designed – for example, dropped kerbs, wide enough roads, bus stops?
- Are open spaces designed with accessibility and inclusion in mind – for example playgrounds and community open spaces?
- Has appropriate lighting been included to ensure night-time safety? Noting that excessive light pollution should also be avoided.
- Have developers included security measures related to home access – lighting, cameras, locks etc?
- Is any affordable housing component distributed rather than 'ghettoed'?
- Does the development include a community hub or consider access and connection to local community facilities?
- Has multi-generational living been considered? For example sufficient car parking for extended family and level access for those with limited mobility.
- If this is a supported living facility has extra consideration been given to access to transport and community facilities.





Finally a reminder of what cannot be taken into account. Many concerns cannot be addressed through the planning process and these include:

- Loss of view
- Loss of property value
- Breach of restrictive covenant
- Loss of trade to a competitor
- The level of profit a developer might make.
- Personal circumstances of the applicant (in most cases).
- Moral objections e.g. to uses such as amusement arcades and betting offices
- Matters controlled under Building Regulations or other non-planning laws e.g. structural stability, drainage, fire precautions etc
- Private issues between neighbours e.g. land/boundary disputes, damage to property, private rights of way, covenants etc.
- Problems arising from the construction period of any works e.g. noise, dust, construction vehicles, hours of work etc.
- The development is already completed.

