

# Eden Planning Services Parish Charter

This sets out what Eden District Council will do to let you - the Parish Council or Parish Meeting - know about planning applications in your area:

1. We will consult you, the local parish about all applications for Planning Permission, Listed Building Consent and Advertisement Consent.

We will not inform you of 'prior notification determinations', as these are notifications of telecommunication apparatus and 'agricultural notifications' and the Council only has 28 days in which to respond. These developments have 'deemed consent' and therefore do not require planning permission.

2. We will send the Parish Clerk a copy of the submitted application.

The Parish will receive all the information submitted for each planning application except for bulky technical reports for example ground contamination or traffic impact assessments. In this instance a non-technical summary or the conclusions from the report will be sent with an explanatory note explaining what we have done.

3. The Parish will be given 21 days in which to reply.

The speed and efficiency of dealing with planning applications is monitored and we aim to determine 80% of all minor applications within eight weeks – this is a national target. The Parish can help Planning Services achieve this target by responding promptly to consultations. Responses received after the 21 day consultation period will be taken into account except where the application has already been determined.

4. The Planning Case Officer can agree to extend the Parish consultation period.

The consultation letter we send has the contact details for the Case Officer and the Parish Clerk is encouraged to make contact if you would like a time extension.

5. If during the consultation period the Parish requires further information or advice, please contact the Case Officer.

The Case Officer is available to offer the Parish further information or advice. We prefer requests in writing so please email the Case Officer or [planning.services@eden.gov.uk](mailto:planning.services@eden.gov.uk). It is also helpful if the Parish has one contact point for the Case Officer.

6. Where the Parish raises issues that are not regarded as material to the consideration of the planning application, we will write and let you know.

Planning applications can only be determined on material planning considerations and this specifically excludes such things as loss of value or loss of view. A guidance note on matters which can and cannot be considered 'material' is available from Planning Services or at <http://www.eden.gov.uk/planning-and-development/planning/commenting-on-a-planning-application/> more useful information can be found at

<http://www.eden.gov.uk/planning-and-development/planning/planning-publications/>

The delegated powers of the Head of Planning Services allow him to determine whether a comment or objection upon a particular application is a 'material' planning matter or not.

7. Where the view of the Head of Planning Services on a particular application differs from that of the Parish, the application will be referred to the Council's Planning Committee for a decision.

This is to ensure that the views of the Parish are heard by Committee in all cases where they may be contrary to his own. The Parish view is reported in full to Committee.

8. The Parish will be sent a copy of the report appearing on the Planning Committee Agenda.


A copy of the Committee report will be sent to the Parish to ensure that you are fully aware of the recommendation made to Committee by the Head of Planning Services and the justification for this recommendation. The Committee Agenda is also available on the Council's website at least 5 days before the meeting.

9. A representative of the Parish is able to attend Planning Committee to explain their views on a particular application and you will be invited to attend any site visit undertaken by the Planning Committee within your Parish.

The decision on whether to hold a site visit rests with the Committee.


10. Where a decision is made by the Council against the view of the Parish, a written explanation will be given.

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 Information on all our services is available 24/7 at [www.eden.gov.uk](http://www.eden.gov.uk)