



## **MALVERN TOWN COUNCIL**

# **PLANNING POLICY**

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### 1. Introduction

1.1. Malvern Town Council (hereafter known as 'The Council') is a consultee in the planning process. Responsibilities include:

- i. maintaining an effective planning consultation process;
- ii. encouraging sensitive and high-quality development within the Town paying particular attention to the conservation areas;
- iii. participating fully in the development and implementation of local plans, policies and interests in order to ensure that these have a beneficial impact on Malvern;
- iv. seeking to obtain legitimate planning gain (Section 106 money) for the town from all major developments in Malvern.
- v. receiving reports from task and finish groups formed to look at specific planning issues such as the South Worcestershire Development Plan and Neighbourhood Plan.

### 2. Procedure for Town Council Planning Consultation

A list of planning applications is sent to members each week. Councillors are asked to consider both major and minor applications in their ward. Councillors may then raise an application to be considered by the Operations and Planning Committee, if it falls within the required timeframe and any resulting comments will be submitted to Malvern Hills District Council.

Operations and Planning Committee may also nominate a councillor to speak at a Southern Area Planning Committee meeting at Malvern Hills District Council in support of comments submitted.

**Minor** – this category is for applications such as satellite dishes, limited signage or the erection of a conservatory, an extension or erection of one dwelling, the change of use of a shop to residential etc to which the Council is likely to have 'No Objection'.

**Major** – this category covers significant planning applications such as large housing or supermarket developments. These applications are presented to the Operations and Planning Committee and may attract members of the public to the meeting. Members of the public in attendance at the meeting will be invited to speak and raise any items of concern, thus enabling the Council to fulfil its representational role.

Only comments which relate to material planning considerations can be taken into account in the determination of a planning application. The relevant issues will vary with the nature of the proposal and site, but may include

- Structure and Local Plan policies;
- Government planning guidance;
- Planning law and previous decisions;
- Highway safety and traffic;
- Noise, disturbance, smells;
- Residential amenity;
- Relationship with existing buildings and uses;
- Design appearance and layout;
- Impact on trees, listed buildings, conservation areas and landscape.

Issues which are usually irrelevant in considering proposals will vary from case to case but the following are normally irrelevant:

- Matters covered by other laws;
- Boundary or area disputes;
- The applicant's morals, motives or background;
- Suspected future development;
- Loss of view over other people's land;
- Effect on value of property;
- Personal matters

It is important that all comments are clear, concise and accurate. It helps if the Council suggests conditions it would like to see imposed if the local Planning authority permits the application.

The Council's employees will aim to prepare and send the comments of the Committee to the District Council prior to the deadline. If the comments are too late to be included on the District Council Planning Committee Agenda, employees will circulate the comments by letter to MHDC.

*Members should note that the majority of planning applications are dealt with by MHDC Planning officers under delegations in conjunction with the relevant District Councillors.*

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