



Planning Applications Policy

June 2021

1. INTRODUCTION

All Community councillors are statutory consultees on any planning application received by the local planning authority.

The knowledge of the local councillors represents local views, provides local knowledge, raises areas of concern, informs debate and adds value to the process.

2. AIMS AND OBJECTIVES

a. Aims

The aim of the planning applications policy is to improve the way in which Gwaun Cae Gurwen Community Council responds to planning applications.

b. Objectives

The objectives are to streamline and speed up the consultation process where applicable and to concentrate on larger, or more complex planning requests as appropriate.

3. POLICY

To be decided in consultation with all Council members.

Members will be emailed with the relevant information for 'minor' applications, these would usually include:

- Single storey rear extensions
- Porches and conservatories
- Garage conversion into habitable space
- Repairs/restorations to listed buildings
- Advertising
- Summerhouses and offices in gardens
- Variation of conditions
- Tree works

The Clerk will advise Members of a deadline for reply. Responses will be collated and the planning authority informed. If opinion is divided a meeting will be arranged to debate the issues and formulate a response to the consultation. Any Member can ask that the application be considered by the Planning Committee.

To be decided at a Full Council Meeting

The following types of applications will be discussed at full council meetings:

- Demolition and replacements.
- Large extensions.
- Applications with a substantial impact on neighbours/street scene
- Change of use
- Applications requiring listed building consent (not including repairs and restoration)
- Infill
- New developments
- Social infrastructure
- Community facilities
- Request by a member of the Council.

Adopted: June 2021