

APPENDIX B

INFORMATION CONSIDERED ESSENTIAL IN DETERMINING PLANNING APPLICATIONS.

The following information is considered essential in order to determine certain planning applications. Failure to “front load” planning applications with this information may result in a recommendation to refuse planning permission.

Planning applications which are recommended for refusal because information needed to determine the application has not been submitted with the application, or information needed by a consultee to determine the application has not been submitted following a reasonable request for the information, cannot be called in for decision by the Planning Committee.

Such necessary information is set out below.

- Air Quality Impact Assessment for all Intensive livestock applications
- Ammonia report if an intensive livestock application is within 7.5km of an ecologically protected site
- Biodiversity Checklist for all applications on lands that have a nature conservation value, eg. woodland, wetland or watercourse
- Biodiversity surveys: for all applications that would impact upon, or have the potential to impact on natural heritage, including designated sites, priority habitats or protected and priority species
- Contaminated Land Report: for all applications on former industrial sites, petrol filling stations or landfill sites
- Demolition Justification Report: for all application for demolition of all or a significant part of a Listed Building or a building in a Conservation Area, Area of Townscape character or Area of Village Character
- Drainage Assessment: for all applications outside flood plains that exceed the thresholds in PPS 15 Policy FLD 3
- Flood Risk Assessment: for all applications inside a flood plain that are exceptions to Policy FLD 1
- Landscape and Visual Impact Assessment: for all applications inside a Conservation Area, ATC and AVC and all wind turbines over 25m
- Noise & Odour Report: for all applications that are likely to cause significant impact upon nearby approved or existing dwellings or other sensitive receptors

- Retail Impact Assessment, including sequential assessment: for all applications for retailing or other main town centre uses outside a designated town centre
- Transport Assessment: for applications for development which will have significant transport implications (TAF Guidelines Nov 2006)
- Waste Management Plan: for all applications for intensive livestock development or minerals
- Tree Survey: for all applications that impact upon trees protected by a TPO

The following information is essential to enable determination of planning applications for development in the countryside:

Replacement Dwellings

- Block plan clearly identifying the dwelling to be replaced and its curtilage
- If the new dwelling is sited outside the curtilage of the dwelling being replaced, a written explanation as to why an alternative siting is necessary
- Bat survey or bat roost survey, where the old dwelling is to be demolished or the site contains trees

Dwellings on farms (CTY10)

- Application form P1C to include farm business number and details of farming activity;
- Evidence of an active and established farm business for more than 6 years;
- Copies of farm maps to show all land which is part of the farm business;
- Location of the principal group of farm buildings and any other buildings on the farm;
- Details of any dwellings 'sold off' over the previous 10 years.

Dwelling based on special personal or domestic circumstances (CTY6)

- A statement detailing the special personal or domestic circumstances;
- Support statement from a suitably qualified person such as a medical or health professional;
- Details of why care cannot be provided elsewhere;
- Details of other alternatives considered, such as an extension to an existing dwelling, and why this was not suitable.

Agricultural and forestry development (CTY12)

- Details of the farm business and copies of the farm maps showing the location of the main farm buildings and any other buildings on the farm;

- Details of why the new building is required;
- Explanation as to why an existing farm building could not be used;
- Evidence of existing and established farm business for more than 6 years.