

Chalfont St Peter Parish Council

AMENITIES & PLANNING COMMITTEE

Terms of Reference - Revised: November 2022.

Committee Constitution - Refer to Standing Orders

Aims:

Planning:

- a. To protect, conserve and enhance the character and semi-rural appearance of the village of Chalfont St Peter as defined in the Neighbourhood Plan paying regard to its social, cultural and economic well-being.
- b. To support appropriate, sustainable, and high-quality development as defined in the Neighbourhood Plan and other needs of the Village and Parish adhering to planning guidelines.
- c. To oppose in principle development in designated Village open spaces as defined in the Neighbourhood Plan, the Metropolitan Greenbelt, AONB and Colne Valley within or close to Parish boundaries.

Amenities:

- a. To provide/maintain and/or monitor, street lighting facilities, highways functions, issuing of licences, public convenience and bus shelters insisting on high visual and social standards.

Responsibilities

Planning Applications and Appeals

By invitation of the Planning Authority (Buckinghamshire Council) Chalfont St Peter Parish Council may comment on planning applications and appeals within the Parish boundary. This function is delegated to the Amenities and Planning Committee. The exception is where an application for development is of a substantial size within the Parish boundary or bordering the Parish boundary, and in such cases, these must be considered by Full Council prior to formal comments being sent to the Planning Authority.

The Committee is to consider sending a briefed spokesperson to Buckinghamshire Council's planning meetings in cases of contentious applications and to planning appeal hearings which are dealt with by Public Inquiries, including employing a professional consultant when deemed necessary.

When producing its comments, the Committee is to review any available and relevant, information using the following list of considerations as a guide:

- road access and highway safety
- adequacy of parking, loading, and turning
- traffic generation
- visual amenity and consistency with adjoining properties
- noise and disturbance resulting from use
- hazardous materials
- smells
- loss of trees
- waste collection and recycling
- overlooking neighbouring properties
- effect on historically important or listed buildings
- green-belt and common land regulations

- building design and materials
- strategic, regional, and local planning policies
- adequacy of local infrastructure, including waste and fresh water issues
- improvements to or loss of amenities available for local residents
- existing density and street scene
- current National Planning Policies
- current local Planning Policies
- Chalfont St Peter Neighbourhood Plan

Other Planning Matters

a. Enforcement: Reporting planning infringements to Buckinghamshire Council and monitoring implementation of enforcement orders.

b. Records: Ensuring a full, easily accessible, record is kept of previous planning applications

c. Tree Preservation: Advising Buckinghamshire Council when Tree Preservation Orders are required and maintaining a Parish TPO register, and maintaining existing Parish street trees and new planted verge street trees and ongoing tree survey

d. Goods Vehicle Operators' Licences: Reviewing and commenting on applications for Goods Vehicle Operators' Licences and Centres (using the same list of considerations as for planning applications)

e. Street Names and House Numbering: In response to builders' requests for new street names, making recommendations to Buckinghamshire Council and where appropriate, to suggest property numbers

f. Village Planning: To play a pro-active role in strategic planning e.g., the Neighbourhood Plan

Amenities

a. Street Lighting: Maintaining Street Lighting columns listed on the Parish register, including the reporting, and monitoring of faults and, where appropriate, adding to, improving, and modernising.

b. Highways and On-Street Parking: Monitoring temporary road closures and coordinating Parish Council policy for on-street parking. To work in co-operation with other agencies on highway matters in the Parish.

c. Licenses for Licensed Premises: Commenting on and where appropriate making representations to Buckinghamshire Council on applications to grant or vary licenses for licensed premises or for events within or adjacent to the Parish.

d. Bus Shelters: Providing and maintaining bus shelters and ensuring they are inspected for condition at least annually.