

Planning Service Parishes Bulletin 32

March 2020

Covid 19 – service update

The Development Management service is reacting to the current situation regarding the Covid-19 virus. Updates on the situation will be posted online at www.peakdistrict.gov.uk/planning. The following information has been posted on the website.

New planning applications are currently being registered and allocated to officers. However, due to reduced staffing numbers and remote working, there is a significant delay throughout the application process.

Site visits and meetings are not being carried out. Consultation on planning applications will continue. If you have been consulted on an application, or wish to comment and require an extension of time to respond, please contact the case officer. We are providing the service as far as we are able to while ensure we comply with Government guidance for safeguarding of our staff and customers.

The consultation processes for applications have changed. Local newspapers are not being published and therefore we are unable to post Notices in the press. Due to restrictions, we are unable to erect yellow site notices. Not all applications require a site notice to be displayed, but where they are required we are providing them to applicants and asking that they display the notice for a period of 3 weeks at the application site. You can view the weekly list of planning applications received by the Authority by visiting the website at <https://www.peakdistrict.gov.uk/planning/planning-search/weeklylist>

If you have made a report of potentially unauthorised development to us, there will be delays in investigating and responding to these reports.

Although the current situation is unprecedented, no development should take place without the necessary permissions in place

Consultation with parish councils

The consultation process for applications has been revised to take into account the restrictions we are working under, and this does include consultation with parish councils. Parish Council consultations will continue. However the offices are closed and only a skeleton staff will be in the office once a week to register applications etc. Due to such staff shortages, we are unable to print off plans and documents to send to parish councils. There may also be an issue around the postal service and there is the matter of virus control when handling documentation. We therefore need parishes to receive consultations electronically. We are aware that this is an issue for some parish councils due to broadband connectivity. Those parishes must let us know if they are unable to consider an application by email. We will attempt to deal with these issues, but must ask that these are the exception to the process.

Suspension of the pre-application service

The chargeable pre-application service was suspended on 14 February for a 6 month period. The Customer and Business Support service still provides planning advice on whether permission is required, and is signposting enquirers onto relevant policies and guidance documents. We will respond via the chargeable pre-application service for enquiries concerning Grade 1 and 2* listed building and major applications.

The suspension of the service will remain under review for the 6 month period and a further update will be provided in the autumn.

However, due to the Covid 19 response, all advice is subject to significant delays.

Residential Annexes Supplementary Planning Document

The Authority will shortly be carrying out a consultation on the residential annexes SPD.

The SPD:

- provides clarification to Development Management Policies (DMP) policy *DMH5: Ancillary dwellings in the curtilages of existing dwellings by conversion or new build*;
- explains the relevant legal Case Law surrounding the subject;
- discusses when residential annexes require formal planning permission and when they can fall under permitted development rights;
- outlines the information that should be submitted to support a planning application for a residential annex;
- outlines the relevant planning policies for different types of residential annex; and
- indicates when a condition or a legal agreement will be required to control the proposed residential annex.

Consultation

The consultation on the document will be affected by closures of offices and public buildings due to the Covid 19 virus. Consideration will be given to the timing and method of consultation. We will notify parishes when the draft is available and how they can submit comments.

PDNPA Committees

Due to the current Coronavirus restrictions meetings of the Authority and its Committees have been suspended until further notice.

During this period the Chief Executive will be using her Emergency Delegation to make decisions that cannot wait until meetings resume. Details of any decisions that will be made under this delegation will be published 5 working days before the decision is to be made to allow you to make representations. Information is available online <https://democracy.peakdistrict.gov.uk/uuCoverPage.aspx?bcr=1>

Planning Awards 2020

Following the success of the 2018 Planning Awards the authority is running the scheme again in 2020. Following consultation with Agents at last year's forum, we have expanded the categories for residential development.



Steve Quartermain, the Chief Planner at MHCLG, launched the Awards when visiting the Peak District National Park on 11 March. Steve met with Robert and Hilary Griffiths, owners of Ashford Mill which won the Conservation category in 2018.

The categories for 2020 are:

- A. Residential new build or conversion
- B. Residential extension
- C. Non-residential - including agricultural, commercial, quarries and public buildings
- D. Conservation project - any development relating to a heritage asset
- E. Landscaping scheme - relating to any other development, including quarry restoration and infrastructure projects.

Schemes can only be nominated in one category and must have been substantially completed since May 2016.

The key dates for the Awards are:

- Nominations can be submitted from 1 May – 11 September
- Judging to take place on 14 October
- Awards ceremony at Thornbridge Hall on 19 November

Full details of the Awards, including how to submit a nomination will be available shortly at <http://www.peakdistrict.gov.uk/planning/planning-awards>

If you have any queries about this bulletin please contact the Planning Liaison officer fiona.todd@peakdistrict.gov.uk or 01629 816328