



Wrockwardine Wood & Trench Parish Council Information Leaflet

Commenting on Planning Applications

Parish Councils do not have power to grant or refuse planning permission. The Local Government Act 1972, section 101 does however, require local authorities to consult parish councils on certain matters affecting their parish and a parish council is a statutory consultee on the development plan, local plans and structure plans.

Planning authorities must inform local parish councils of applications affecting its parish and consider its views when deciding on planning applications. Planning authorities usually allow fourteen to twenty one days for a response.

To speed up planning applications once consultation has taken place, a planning committee at the planning authority can delegate decisions to its officers.

Although parish councils are not the determining authority for planning applications, they can influence planning policies on behalf of the local community by obtaining:

- Protection for special areas of the local environment
- Protection of special buildings, trees, hedges etc
- Promotion of economic interests
- Promotion of environmental projects
- Housing, industrial, retail or agriculture development
- Appropriate design for development

Meetings of Wrockwardine Wood & Trench Parish Council's Planning/Working Committee are held when required, depending on when any applications are received. Notices of planning/working committee meetings are advertised on the notice board and on the website.

All planning applications forwarded by Telford & Wrekin Council for comment are placed on an agenda, which is published on the parish notice board and the website.

All meetings of the Council and its committees are open to the public.

Planning applications can only be refused by a planning authority for material considerations. These are matters that are relevant in planning terms such as:

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- The site's planning history
- The size of the development
- The settlement's development envelope
- Landscape adjoining the site
- Infrastructure (services, utilities, roads, parking)
- Traffic impact
- Accessibility of the site
- Rights of way
- Special designations to protect characteristics
- Listed building status
- Use classes
- The development plan
- The findings of a parish appraisal and/or parish plan
- A design statement
- Town centre regeneration policies
- Planning policy guidance

How members of the public can be involved in the planning procedure

If a member of the public will be affected by an application they will be notified by Telford & Wrekin Council and invited to comment on the application.

Copies of applications, including plans, can be viewed at Telford & Wrekin Council, Darby House, Telford or at the Parish Council Centre (*to view plans at the parish council centre please make an appointment as they may not always be available*)

Members of the public can also attend a parish council meeting and address the parish council in person to make their views known, or send any comments to the Council by letter, email or fax.

The parish council welcomes residents' comments whether they are for, or against an application and will always take their views into consideration when discussing a response to applications.

If you require any further information please contact:

The Clerk: Wrockwardine Wood & Trench Parish Council,
 The Parish Council Centre, Church Road, Wrockwardine Wood, Telford. TF2 7AH.
 Telephone/Fax 01952 616363.
 Email parishcouncil@btconnect.com