

Little Yeldham, Tilbury Juxta Clare and Ovington Parish Council

Little Yeldham Planning Advisory Group

What is the purpose of the Little Yeldham Planning Advisory Group?

The Group assesses planning applications for Little Yeldham and advises the Parish Council how to respond to the consultation requested by Braintree District Council.

Who are the members of the Little Yeldham Planning Advisory Group?

Cllr Peter Gentry (Planning Lead)

Cllr Katie Chapman

Cllr Amanda Gardiner

Cllr Daren Patient

Cllr Mary Pearce

Cllr Don Jenkins

How does the Little Yeldham Planning Advisory Group consider an application and consult with residents?

1. The Planning Lead produces a summary and recommendation for the application, emails it to the Group and seeks their agreement on the Application Type and therefore the actions required.

Application Type	Action
Residential Alterations, Extensions and Outbuildings	Group to decide via email
New or Replacement Dwellings/Buildings	Group to decide by meeting at the Little Yeldham Village Hall
Conversion of Buildings to Residential	Group to decide by meeting at the Little Yeldham Village Hall
Appeals	Group to decide by email as original representations should still hold
Trees	Dealt with by the Tree Warden and the Clerk without the Group's involvement unless requested
Other	Group to decide by email or meeting at the Little Yeldham Village Hall as appropriate

2. Where there is resident concern evident or expected on any of the application types above, the Group will meet at the Little Yeldham Village Hall and residents invited to attend.
3. The details of the meeting will be published on the Parish Council website.
4. A resident will be identified by the Group to act as the resident co-ordinator and be responsible for inviting those residents concerned with the application, to the meeting.
5. The resident co-ordinator will be invited to present the resident's case at the start of the meeting.
6. Following the resident statement, the Group will then discuss and vote on the application. In the event of equal voting, the Planning Lead will have the casting vote as per Standing Order 52.
7. In all cases, the Planning Lead will communicate the Group's decision to the Clerk, who will send a letter of representation to Braintree District Council.
8. If the Group decide that an application is materially important or contentious, they can request a meeting of the full Parish Council to discuss and vote on the application as per Standing Order 75. Prior to the meeting the Group will make their recommendation known to the Chairman and other councillors.

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How does the Little Yeldham Planning Advisory Group assess an application?

The Group has a duty to residents to protect Little Yeldham from inappropriate development, now and in the future, thereby preserving the character of the village they choose to live in

To that end, the Group assesses planning applications using the following three principles:

1. Applications are assessed against the applicable National and Local planning guidelines and policies, paying particular attention to: location sustainability; layout, design and density of building; impact on amenity and landscape character; highway safety; and traffic and noise levels;
2. Resident's views are supported as long as they do not conflict with the applicable National and Local planning guidelines and policies; and
3. Personal preference, ambition or ideology are never used when assessing a planning application.