

Appleby Parish Council Planning Decisions

The following policies are taken into consideration when Appleby Parish Council are reviewing planning applications on behalf of the parish.

NPPF Policies considerations

NLC Local Plan Policies considerations

Appleby Neighbourhood Plan considerations

AP2

Proposals should demonstrate, where appropriate, how:

- a) the Parish Design Statement and/or the Appleby Conservation Area Design Statement (the latter attached as Appendix 10 to the Plan) have been taken into account;
- b) the design reinforces the character of the village or rural area by respecting the local vernacular building character in terms of scale, form, materials used, plot density, special architectural and landscaping features, whilst safeguarding and enhancing the heritage assets of the area and the natural environment;
- c) the design helps to reinforce the existing streetscape or green public spaces;
- d) the design incorporates the highest standards of energy efficiency;

AP 13

When considering applications within the Appleby Village Conservation Area, or those which affect the setting of the Conservation Area, particular regard will be had to:

- a) the scale and nature of the development in relation to the local character and distinctiveness of the Conservation Area;
- b) the impact of the development on any designated heritage asset or its setting;
- c) the design, height, orientation, massing, means of enclosure, materials, finishes and decoration proposed;
- d) the retention of original features of special architectural interest such as walls, gateways, chimneys, etc.;
- e) the retention of existing trees, hedgerows and landscape features with appropriate landscaping improvements incorporated into design proposals;
- f) the protection of important views and vistas;
- g) the location of appropriately designed car parking; and
- h) guidance provided in the Appleby Conservation Area Appraisal, the Appleby Conservation Area Supplementary Planning Guidance, the Appleby Conservation Area Design Statement, and the general design principles set out in Policy AP2 of this Neighbourhood Plan.

All properties subject to a planning decision by Appleby Parish Council are considered on an individual basis.

Recommendation:

In this instance Appleby Parish Council recommends that the following Planning Application is:

Application

number.....PA/2019/1374.....

Approve.....✓..... Object.....

Decision Notes:

Appleby Parish Council believe this is a re-submitted planning application from 2016. The previous application made mention of the requirement for an ecological assessment relating to bats. Please could confirmation be given that an ecological assessment relating to bats has been undertaken if so required?