

Planning permission

You will probably need planning permission if you want to:

- build something new
- make a major change to your building, e.g. building an extension
- change the use of your building

Bath and North East Somerset Council (B&NES) is the local planning authority. It is B&NES that makes these decisions based on national planning guidance, local adopted policies, and strategic plans. If an applicant has a planning application turned down it is possible for the applicant to appeal to the Secretary of State.

Saltford Parish Council will discuss each planning application during its meetings. B&NES Council must “note” the views of Parish Councils when determining planning applications. Parish Councils have a very limited role by law in the planning process. However, a Parish Council can highlight issues for consideration based on local knowledge and offer support, make comments, or object. Decisions by local authorities on individual planning applications must always be non party-political. Straightforward applications are dealt with by B&NES council officers. Contentious applications may be considered by the Development Management committee of B&NES Council which comprises councillors.

If you want advice or to support, comment on, or object to a specific planning application, it is essential you log on to the B&NES web-site www.bathnes.gov.uk . Click on “view planning applications” under “popular services”, follow the instructions and record your views. Note any deadlines. Alternatively, you can contact B&NES Planning Services at Lewis House, Manvers Street, Bath BA1 1JG Tel: 01225 394041. Every planning application is assigned a reference number by B&NES which is useful to quote but an address will suffice.

You may also decide to contact your B&NES ward councillors and speak in public time at the relevant Parish Council meeting, and later at the Development Management Committee (B&NES) if that is where an application ends up.

Saltford Parish Council office is in the library, Bath Road, Saltford BS31 3DJ. The Saltford Parish Council clerk can be contacted on 01225 873300 and by email clerk@saltfordparishcouncil.gov.uk

How can you know about planning applications that may affect you?

B&NES Council writes to immediate neighbours. The Parish Council voluntarily writes to more. You can find planning applications near where you live by entering your post code in the “Services in Your Area” box at the top right hand side of the home page of www.bathnes.gov.uk and then choosing the planning option. You will see a map of where you live and planning information is added as you select. Planning applications are also shown on Saltford Parish Council agendas which can be viewed on the Parish Council noticeboard and website a few days ahead of Parish Council meetings where the applications will be discussed.

A good starting point for any home development you are considering that needs planning permission is to talk with neighbours about your ideas, use an architect who understands the planning process, and make use of the pre-planning application advice available at B&NES council.

New building work will often need to comply with the Building Regulations. These prescribe minimum standards for health and safety.

Cllr Duncan Hounsell

Salford Parish councillor

Written in a personal capacity