

Decisions by ORPC Planning Committee – a Statistical Overview

Introduction

The following is an account of decisions taken by the Parish Council's Planning Committee as a statutory consultee in respect of Planning Applications received by Cheshire East Council for the Parish of Odd Rode during the five years up to end of March 2012. An article detailing the administrative framework within which this committee operates will follow in a future issue of the newsletter.

Decisions

It is seen from the table below that the Committee has dealt with a total of 277 applications in the period April 2007 to end of March 2012. Of these the Committee raised objections to 28 or 10% of the total. It is seen that at least 57% of the applications with 'No objection' raised were approved by the principal authority while this percentage drops to 46% in cases where objections were raised. Conversely the number of refusals increased from 8% to 25% and the number of withdrawals also increased for such applications. It may be concluded that the

Table: Planning decisions

CEC decision \ Year	Approval	Refusal	Withdrawn	No decision	Other**	Total
No objections*						
2007	2	2			27	31
2008	17	7	1		33	58
2009 CBC					14	14
2009 CEC	30	6	1		1	38
2010	34	2	3			39
2011	48	3	1		2	54
2012	10		1	4		15
Total	141	20	7	4	77	249
%	57%	8%	3%	2%	31%	100%
Objections*						
2007	1				2	3
2008		1	1			2
2009 CBC						0
2009 CEC	2	2				4
2010	3	2	3			8
2011	6	2				8
2012	1			2		3
Total	13	7	4	2	2	28
%	46%	25%	14%	7%	7%	100%
Grand total	154	27	11	6	79	277
%	56%	10%	4%	2%	29%	100%

*Decisions by ORPC Planning Committee

**For the period prior to 1st April 2009 this includes a number of decisions by Congleton Borough Council, which were unknown at the time of writing.

CEC to some extent does listen to the opinion of the ORPC Planning Committee, but it is perhaps more likely that there is a degree of synergy in the decisions in that both authorities will spot the same problems where these occur.

It should also be noted that objections raised by Parish Councillors sometimes can be accommodated by applying appropriate conditions thereby removing the need for a refusal.

In the period since its inauguration CEC has approved nearly 80% of the applications submitted within Odd Rode, refused 10% while 5% were withdrawn. However of the applications where no objections were raised 84% were approved, while 8% were refused. As above only 52% were approved where objections were raised and 26% refused.

Most of the applications concern relatively non-controversial proposals for extensions and alterations to existing dwellings. In the following I have dealt with two types of applications that do appear regularly.

New dwellings

Of the 277 applications 58 or 21% included proposals for new dwellings. The ORPC Planning Committee raised no objections to 42 of these and objected to 15. 24 of the first were approved by CEC, 2 were refused and 2 withdrawn. 7 of the second were approved, 3 refused and 2 withdrawn.

If all the proposals are implemented I estimate there will be a net gain of 98 dwellings including 56 dwellings off Portland Drive in Scholar Green. 20 of the proposed dwellings have been built so far or are under construction.

Tree Preservation Orders (TPO)

Trees are a very important part of the environment in terms of their visual impact and in many other ways and Odd Rode is lucky in being fairly well endowed with tree cover. For these reasons a number of trees have become subject of a TPO, and work to such trees can only be carried out with special permission.

A small proportion of applications 19 in total (7%) concern proposals for work to trees, that are subject to a Tree Preservation Order. The Planning Committee only objected to 1 one of these, but it was approved by the principal authority. Of the remainder 11 were approved, 2 were refused and in one case the authority refused to permit some of the proposed work while approving the remainder.

Knud Moller
Ex-Chair of ORPC Planning Committee