

## SHIPTON PARISH COUNCIL

### PLANNING POLICY

UPDATED: March 2024

The Shipton Parish Council covers the three villages of Shipton Oliffe, Shipton Solars, & Hampen and land down to the Frogmill which is included in the Parish along with the Sports ground which is owned by the Parish Council and currently leased to the Football club.

A study of the minutes back to 2015 shows that the SPC has on several occasions discussed village planning matters on major or controversial projects within the village curtilage. More recently for some reason the SCP has felt that planning is not on it's agenda, but this is an unusual position for a Parish Council to adopt, most Parish Councils do try to understand village response to schemes and will make where appropriate a comment to the planning officer, which often might be " No Objection"

It should be noted by the Council and villagers that planning officers take account of the number of relevant comments they receive, and that in the scheme of their thinking a Parish Council comment is worth only one vote, and is not by any means an alternative to surrounding properties comments.

**The role of the Parish Council (PC) is to represent local views and should: -**

- Provide local knowledge.
- Raise areas of concern.
- Inform, debate, and add value to the process.
- Contact and involve District Councillors if required.

Parish Councils (PC) are statutory consultees in the planning process and must be informed of all planning applications, and any amendments to those applications, within the parish. The PC can only comment on these planning applications in the same way as any other member of the public, however, any comments by the PC must be agreed during a properly called public council meeting. Members of the public attending the meeting can comment, speak in support of or object to any application during the 'Open Forum' segment of the meeting, but not during the council's deliberations later.

However, they may be asked to provide clarity on details of the application during the PC's deliberations at the invitation of the person chairing the meeting. Comments agreed in the council meeting are submitted in writing by the Parish Clerk to the relevant planning authority.

Prior to the meeting members of the PC will study the plans, forms and details submitted with the application carefully and can request the views of the statutory bodies e.g., English Heritage, Environment Agency, Highway Authority, etc.. The local planning authority will almost certainly be bound by the advice of such statutory bodies. Please remember that the PC is only a consultee and counts as one opinion. Without advice from residents of the Parish the members of the PC will give their own opinions.

The PC can and will seek the views of residents of the Parish, particularly in controversial cases, and will reflect such local feeling during the deliberation process. However, should there be widespread objection, or support, for a proposal the PC will always urge members of the public to send their

own individually written letters or e-mails direct to the planning authority (in your own words rather than a circular type as these are more effective). It must be understood that the PC's comments in response to a planning application can only be based on planning matters. Where possible the PC can quote polices in the Local Plan as these are the starting point for considering the merits of any application.

Objections should be clear, concise, relevant, and accurate to stand a chance of being accepted. Whilst the local planning authority must consider the representations of the PC this does not mean that an application will be decided in accordance with the views of the PC. In reaching a decision, the local planning authority is required to weigh up all issues associated with an application and comments made by the PC may have insufficient weight to enable the application to be determined in line with the wishes of the Parish. Any comments or objections made must have a genuine material planning consideration and matter of relevance to the development.

**Material Planning Considerations include: -**

- Layout & density.
- Risk of flooding or pollution including septic tank drainage field design and proximities
- Overlooking and loss of privacy.
- Overshadowing and loss light (daylight/sunlight).
- Access and traffic generation (highway safety).
- Impact on local economy.
- Design, appearance and materials and relevance to village ambiance.
- Effects on street & specially designated area or buildings (e.g. conservation areas, listed buildings, ancient monuments, etc.).
- Adequacy of parking.
- Noise and smell.
- Landscape considerations vs village ambiance.
- General contamination,
- Loss of trees, etc. cumulative impact.
- Past planning history or appeal decisions of the site.
- Central government policy and guidance (National Planning Policy Framework, Planning Practice Guidance).

**The following are NOT considered to be material considerations: -**

- History of applicant.
- Loss of view.
- Commercial competition.
- Change from previous scheme.
- Impact on property values.
- Restrictive covenants.
- Ownership of land,
- Right of access.
- Noise & disturbance from construction work.
- Land & boundary disputes.
- Land ownership.
- Damage to property.
- Private rights of way.
- Deeds & covenants.

Private issues between neighbours.  
Lots of objectors.

When the PC response is 'NO OBJECTION' it is satisfied that all the above have been considered carefully and applied to the application under consideration so has no area for objection.

However, the PC may make recommendations to the planning officer for planning conditions to be added to the application if they feel there are material conditions the planning officers should be aware of.

Parish Councillors need to be particularly careful to ensure that they follow the above thinking when representing the council.

They do of course as private individuals and neighbours of schemes retain the right to comment separately in their capacity as private individuals in anyway they deem appropriate, and totally separately to the PC's comments, and during their private comment they should not use their title of Parish Councillor, to avoid any confusion with the Parish Council's official submission.

OoO

Reviewed and agreed at the meeting dated 6/3/24

Signed David Hellors Chair

To be reviewed April 2027