

# QUENDON & RICKLING PARISH COUNCIL

## Planning Guidelines 2016

### GENERAL PRINCIPLES

- Careful consideration should be given to proposals for developments behind existing road facing properties to avoid development in gardens and to maintain the 'ribbon' style of housing typical in most of Quendon and some parts of Rickling. All developments should be sympathetic with adjacent properties and reflect the character of their surroundings.
- Require that there is an improvement in or sufficient, parking and access in any new build proposal.
- Ensure that new building design will enhance the character of the village.
- While the need demonstrated in the Village Plan remains, require the inclusion of smaller market homes for first time house owners and those wanting to downsize but stay within the village.
- View new builds with the concept of sustainability in mind (incorporating existing and planned infrastructure, not simply the N.P.P.F. Definition.),.
- Protect open, green areas which are a characteristic of the area
- Maintain and apply the principles of a conservation area where applicable to the villages and their surroundings. In particular, we shall review the intended materials with which a development will be finished, and this will strongly influence our support for, or objection to, an application.
- Refer to the Village Plan 2015 and expressed preferences

### PLANNING PROCEDURE

- Appoint two members of the PC to become the Q & R PC Planning Sub Committee.
- Apply "Principles" as above.
- It is the responsibility of PC members to declare any vested interests before reviewing an application. If so declared by one of the Planning Sub-Committee, appoint another member of the PC to ensure a balanced and considered view.
- Planning applicants and interested parties are encouraged to meet with the PC to discuss proposals, if an application has already been submitted, we may only pass comment or response on what it contains.
- Ascertain if applicant have consulted their neighbours. If not, a Sub Committee member to visit them before passing any comment or response to an application. Ensure that any discussion is seen to be impartial in nature.
- Should a development of 3 or more houses be proposed affecting the character of the village as a whole not just near neighbours, plan a public meeting to obtain the community's views.
- Should the deadline for responses be before the next P.C. meeting, ask the Parish Clerk to request from UDC Planning, an extended period for consultation if required.
- When considering several applications for a single building take each one on its own merit.
- Do not suggest provision(s) that would make an application acceptable in a response, as they

are not taken into account at UDC planning. It is better to discuss with applicant.

- The Sub Committee to submit the following options, with justifications, to the PC '*No objections*', '*Object*', '*Support*'. A further option '*Refer*' will send the application to the PC members for a discussion and vote. Parish Clerk to submit to UDC
- Once Planning Permission has been granted, monitor the build to ensure any breaches of conditions are brought to the attention of UDC Planning Department.

XX February 2016