

COLD NORTON PARISH COUNCIL

PLANNING POLICY

Adopted at the Parish Council meeting held on 7th October 2015 Minute No.497.

The following matters of Planning Policy are not necessarily listed in any order or priority or importance.

1. To seek to identify and protect areas within the parish boundary which should be subject to special environmental status.
2. To seek to limit the growth of the village envelope contained in future development plans and to retain the existing character of the village.
3. To seek to contain the village envelope within a roughly circular or square area, avoiding linear development.
4. For individual developments within the envelope:
 - To permit as much variety and freedom of development style as possible within the constraints set by:
 - Proximity to other property,
 - Potential nuisance,
 - Highways considerations, and
 - Size in relation to plot size;
 - To discourage back-development and plot splitting;
 - To promote an open rural aspect.
5. To contain commercial and industrial use within the present limits, but to support any proposals for a modest extent of craft or similar enterprises.
6. To seek to retain retail outlets of value to the village.
7. To oppose developments outside the Village Development Boundary, only permitting replacements of reasonable size in relation to those being replaced, or extensions of reasonable size to existing properties and alterations having regard to the other elements of the Parish Council's Planning Policy and in particular the desire to retain an open, rural aspect to the land outside the Village Development Boundary.

8. In the event that the Parish Council has to accept any large scale development, the Parish Council would work to obtain contributions from the developers to upgrade the village facilities and infrastructure such as making up unmade roads in the village to an adoptable standard. The Parish Council would commit to work with the relevant Planning Authorities to obtain binding agreements to this effect and subsequently work to ensure their delivery
9. To consider all development proposals, particularly those for large-scale development, in the wider context of the potential benefits, drawbacks and impact on the village as a whole.
10. To support the downgrading of the status of the main road.
11. To seek to get weight and size restrictions on traffic.
12. To support the continuing provision of the school, village hall, playing field and the church
13. To provide allotments where there is sufficient sustained demand.
14. To encourage the provision of public, or permitted, open spaces.
15. To oppose any further major extensions at the Three Rivers Golf and Country Club, and to oppose any other major development of a similar kind.
16. To support the use of land for neighbour-friendly leisure use.
17. To maintain and extend the footpath and bridle-way network.
18. To respond by recommendations and comments, as appropriate, to every planning application and appeal.
19. To work with the District Council Planning department and Committees and as necessary the County Council and other authorities dealing with planning matters so as to ensure that the Parish Council's viewpoint is fully understood.
20. To oppose any general extension of street lighting
