

Bayston Hill Parish Council Planning Policy

Statement of Intent:-

Bayston Hill Parish Council takes its responsibilities as a public body, that is consulted about Planning requests for new property builds or adaptations of current building, very seriously and to this end has devised a policy that provides openness and transparency about the way in which it operates.

The Bayston Hill Parish Plan Review of 2010 states the following as being objectives as they relate to planning:-

- To ensure Bayston Hill remains a distinct and separate settlement with restricted development between the village and Shrewsbury town *within the established development boundary as defined in SAM.Dev.*
- To maintain the character and community feel of the village *as detailed in the Parish Plan.*
- That Bayston Hill remains a Community Hub within the established development boundary, as defined in the SAM.Dev Local Plan.

These three objectives form the foundations of our Planning Policy.

General Principles

General Principles which assist in maintaining our objectives are as follows:-

- To maintain our objectives, we welcome extensions to properties that are in line with planning requirements provided they do not undermine the Council's core planning objectives
- In principle we oppose properties being built in gardens as we believe that this undermines the character of the Village as well as encroaching on Environmental corridors.
Environmental corridors are complex ecosystems that provide an avenue for wildlife movement, protection of natural resources, and green space buffers for humans. Under the following exceptions a development may be considered under certain circumstances:
 - 1) Large plots with sufficient space to accommodate multiple dwellings without overcrowding or harming the character of the area and contributing towards the Parish vision of being carbon neutral

- 2) Developments that offer affordable housing, community facilities, or infrastructure improvements.
 - 3) Proposals that are close to public transport, schools, shops, and other services.
 - 4) Developments that are single-story, low-profile, and screened by vegetation.
 - 5) Development that preserves or enhances biodiversity, avoids tree removal, and includes green roofs or wildlife corridors.
- The maintenance and preservation of open spaces within the village to maintain amenity value, so ensuring that the character and community feel of the village and environmental balance are maintained.

Carbon Neutrality

We expect all planning applications for development to pro-actively demonstrate how they are compatible with declarations from both BHPC and Shropshire Council of a climate emergency and support the ambition of both organizations in reaching net zero emissions by 2030.

This includes:

- 1) that any construction activity seeks to use low-carbon and carbon neutral materials wherever possible and maximizes material efficiency.
- 2) that any development maximizes the potential use of renewable energy – for power, heating and mobility, as relevant
- 3) The construction is as energy efficient as possible, and will be resilient to the future climate changes that are expected at that location (for instance in relation to flood risk, heat stress etc.)

Planning Procedure

The following is a description of the practices and processes undertaken by the Bayston Hill Planning Committee when considering a planning application.

- Upon notification of a planning application the Clerk will call at the earliest opportunity a planning meeting to give consideration and allow for comment by the Bayston Hill Parish Council Planning

Committee. Notification of the meeting and Agenda will be posted on the Bayston Hill Parish Council website.

- The agenda will provide links to the applications so that the members of the Planning Committee can access the application before the meeting, so ensuring that there is opportunity for full discussion.
- Where a Councillor has a personal or prejudicial interest, they will declare that at the appropriate time and be exempt from discussions on that planning application as outlined in our Code of Conduct.
- The Council encourages residents, whether individuals or representatives of interested parties, to come and make representations to the Council. All planning meetings related to individual planning or developer applications will be held in public.
- The Council welcomes and encourages pre-application approaches on developments or individual applications, which will always be dealt with in an open and transparent manner.
- When necessary, the Committee will undertake a site visit to give further insight into an application.
- All applications will be dealt with on their own individual merits and in accordance with the objectives and principles outlined in this policy, with consistency of response being given due weight.
- Where the Committee believes that the Planning Consent being sought is of such complexity or is contentious then they reserve the right, with the authority of the Full Council, to seek professional advice.
- The Planning Committee will respond to local, regional or national consultations on planning issues as appropriate.
- All applications will be considered against the **relevant current regulatory documents** such as the SAM.Dev Local Plan; the Adopted Core Strategy of Shropshire Council and the National Planning Policy Framework, which together form the material guidance for assessing planning applications.
- Following consideration of each individual matter, together with any comments from the public, the Committee will make its recommendations to Shropshire Council.
- Where the Planning Committee becomes aware or is notified of any planning infringements, they will notify Shropshire Council Planning Authority.