

Birchanger Parish Plan

Development Control, item 7

Committee: Development Control

Date: 13 December 2006

Title: Birchanger Parish Plan

Author: Sarah Nicholas, Senior Planning Officer,
01799 510454

Agenda Item

7

Item for
decision

Summary

Birchanger Parish Council have launched the Birchanger Parish Plan and submitted it to the District Council and ask that it become supplementary planning guidance and used as a reference in the consideration of all future development proposals affecting the parish.

Recommendations

That the Council adopt the Birchanger Parish Plan as a non-statutory material consideration in determining planning applications in the Parish and in the preparation of the Local Development Framework.

Background Papers

Birchanger Parish Plan 2006

Impact

Communication/Consultation	The plan has undergone significant community involvement in its preparation.
Community Safety	The plan deals with community safety
Equalities	The plan deals with equality
Finance	The Council has grant aided this project. There is no further financial commitment
Human Rights	It is being recommended that the document become a non-statutory material consideration
Legal implications	It is being recommended that the document become a non-statutory material consideration
Ward-specific impacts	Birchanger
Workforce/Workplace	None

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Situation

- 1 The community of Birchanger has produced a Parish Plan which describes the unique make up and character of the village; identifies its needs and desires for improvement and future development and; defines a plan of action to achieve the objectives identified.
- 2 The plan was produced using the results of a Parish Survey (70% return), Issues Questionnaire (60% return) and Young Persons Questionnaire (44 replies).
- 3 Within the Parish Plan there is a Village Design Statement, produced by the Parish Council, which lists a number of guidelines for redevelopments and alterations to existing buildings, for new construction and for commercial and industrial buildings. Importantly the guidelines are in conformity with adopted policy but provide a parish perspective to applying the policies.
- 4 Adoption of the Parish Plan as a statutory Supplementary Planning Document (SPD), forming part of the Local Development Framework, is not included in the Council's Local Development Scheme. If appropriate, it would be possible to adopt the Plan in the future as a SPD to the Core Strategy and Development Control Policies Development Plan Documents. In the mean time it is considered appropriate for the Council to adopt the Parish Plan as non-statutory planning supplementary guidance.

Risk Analysis

Risk	Likelihood	Impact	Mitigating actions
That the Parish Plan is not taken into account as a material consideration		The views of the community of Birchanger are not taken into account, devaluing community-led planning.	That Parish Plan is included in check list of items to consider when determining applications within Birchanger Parish.