


FILKINS & BROUGHTON POGGS PARISH COUNCIL Planning Policy

Adopted Date	November 2020
Review Date	November 2022
Chairman Signature	

The villages of Filkins and Broughton Poggs were designated as a conservation area in 1986. Conservation Areas are defined in the Planning (Listed Buildings and Conservation Areas) Act 1990.

This places Filkins and Broughton Poggs in special architectural or historic interest, which gives them a particular character and appearance which is worthy of preservation and enhancement.

This will cover listed and non-listed buildings as well as walls, trees, hedges, open spaces and views and historic settlement patterns combined. Together these will create an individual sense of place and character that Conservation Area status seeks to protect.

These guidelines are to set out how Filkins & Broughton Poggs Parish Council consider planning matters and the procedure followed when an application is received. The Parish Council acknowledges that some change has to be accepted to keep the village flourishing while preserving the environment and nature of our special village.

WODC's local Plan is a key component of the planning system, it shapes how land use and places will change in the future. Planning applications need to be in line with Local Plans or they are unlikely to receive planning permission. Once a Local Plan is adopted many of the decisions have been made and the Parish Councils influence becomes more limited.

Process

WODC will notify the Parish Council of an application received by them. They are then given 21 days to make comments on the application. The key points to be considered are listed below:

Loss of light or overshadowing

- Overlooking/loss of privacy
- Visual amenity
- Adequacy of parking/loading/turning
- Highway safety
- Traffic generation
- Noise and disturbance resulting from use
- Hazardous materials
- Smells
- Loss of trees
- Effect on listed building and conservation area
- Design, appearance and materials
- Landscaping
- Road access
- Local, strategic, regional and national policies

- Previous planning decisions
- Nature conservation
- Archaeology

The Parish Council cannot consider matters which are sometimes raised but are not planning considerations such as:

- Perceived loss of property value
- Private disputes between neighbours
- The loss of a view
- Restrictive covenants
- Ownership disputes over rights of way
- Fence lines

The Parish Council will object to any applications which do not meet the guidelines set out in the Filkins and Broughton Poggs Conservation Character Appraisal or the Proposals for Preservation and Enhancement. Both publications can be found on the Parish Council web page under planning. In line with both these Policies the Parish Council will:

- Encourage residents to approach the Parish Council and hold a meeting to discuss any plans before submission
- To try and work with residents to resolve any issues before WODC is involved
- Identify any sites within our villages for small scale development to create affordable housing. This will include consulting with landowners on potential sites.
- To liaise with the District Council on proposals from developers with large scale housing projects which are detrimental to our village and infrastructure
- To support infilling within the village boundaries – if the scale is appropriate to the plot
- To uphold the look and character of the village and ensure all future planning applications adhere to the above policies. This applies especially to the creep of Welsh slate instead of reconstituted Cotswold tiles and materials used for walling.
- To ensure that any development is in scale with the surrounding properties and has no significant impact
- Ensure there is no impact on street parking or vehicle access to surrounding properties
- Any comments or objections will be made in line with NALC guidelines and each application will be looked at in its own right.

A map of the Filkins & Broughton Poggs Conservation Area can also be found on the planning page of the website.