



Planning Policy

The role of Onehouse Parish Council (OPC) is to represent local views and should:

- Provide local knowledge
Raise areas of concern
- Inform, debate, and add value to the process
- Contact and involve the Ward Councillor if required

Onehouse Parish Council (OPC) are statutory consultees in the planning process and must be informed of all planning applications, and any amendments to those applications, within the parish.

The OPC can only comment on these planning applications in the same way as any other member of the public, however, any comments by the OPC must be agreed during a properly called public council meeting.

Members of the public attending the meeting can comment, speak in support of or object to any application during the 'Public Comment' segment of the meeting, but not during the council's deliberations later.

However, they may be asked to provide clarity on details of the application during the OPC's deliberations at the invitation of the person chairing the meeting. Comments agreed in the council meeting are submitted in writing by the Parish Clerk to the relevant Herefordshire Council.

Prior to the meeting members of OPC will study the plans, forms and details submitted with the application carefully and can request the views of the statutory bodies e.g., English Heritage, Environment Agency, Highway Authority, etc. The local planning authority will almost certainly be bound by the advice of such statutory bodies.

Please remember that the OPC is only a consultee and counts as one opinion. Without advice from residents of the Parish the members of the OPC will give their own opinions.

The OPC can and will seek the views of residents of the Parish, particularly in controversial cases, and will reflect such local feeling during the deliberation process. However, should there be widespread objection, or support, for a proposal the OPC will always urge members of the public to send their own individually written letters or e-mails direct to the planning authority (in your own words rather than a circular type as these are more effective).

It must be understood that OPC's comments in response to a planning application can only be based on planning matters. Where possible OPC can quote policies in



the Local Plan as these are the starting point for considering the merits of any application. Objections should be clear, concise, relevant, and accurate to stand a chance of being accepted. Whilst the local planning authority must consider the representations of OPC this does not mean that an application will be decided in accordance with the views of OPC.

In reaching a decision, the local planning authority is required to weigh up all issues associated with an application and comments made by OPC may have insufficient weight to enable the application to be determined in line with the wishes of the Parish.

Any comments or objections made must have a genuine material planning consideration and matter of relevance to the development.

Material Planning Considerations include: –

- Layout, density. Risk of flooding or pollution.
- Overlooking and loss of privacy.
- Overshadowing and loss light (daylight/sunlight).
- Access and traffic generation (highway safety).
- Local economy.
- Design, appearance and materials.
- Appearance, effects on street, specially designated area or building (e.g. conservation areas, listed buildings, ancient monuments, etc.).
- Adequacy of parking.
- Noise and smell.
- Landscape, contamination, loss of trees, etc.
- Cumulative impact.
- Past planning history or appeal decisions of the site.
- Central government policy and guidance (National Planning Policy Framework, Planning Practice Guidance).

The following are NOT considered to be material considerations: –

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| • History of applicant | • Noise & disturbance from construction work |
| • Loss of view | • Land & boundary disputes |
| • Commercial competition | • Land ownership |
| • Change from previous scheme | • Damage to property |
| • Impact on property value | • Private rights of way |
| • Restrictive covenants | • Deeds & covenants |
| • Ownership of land, right of access | |

ONEHOUSE PARISH COUNCIL

e-mail: clerk@onehouseparishcouncil.gov.uk

website: <https://onehouseparishcouncil.gov.uk>



- Private issues between neighbours
- Lots of objectors

When OPC response is 'NO OBJECTION' it is satisfied that all the above have been considered carefully and applied to the application under consideration so has no area for objection. However, the PC may make recommendations for planning conditions to be added to the application should the local authority grant approval.