

High Kelling Parish Council

Parish Council's and the Planning Process

Summary

Here we describe how the Parish Council considers planning matters, engages with those seeking planning approval and communicates with villagers. The role of the Parish Council is to represent the interests of the village and the villagers. The Parish Council believes that villagers are best served by the Parish Council responding to every application in a timely fashion and by encouraging villagers to respond in their own right where they wish to do so.

How the Planning system works

Planning applications for our area go to North Norfolk District Council (NNDC), which consults High Kelling Parish Council, and others who might be affected, before deciding whether to approve or reject an application

The consultation period for a planning application is only 21 days, so not all planning applications can be considered by the Parish Council at scheduled bi-monthly meetings. Extraordinary Meetings will be convened as required if any Councillors have planning objections. To ensure that consultations on planning applications are dealt with in time, the Parish Council has appointed the clerk to coordinate the responses of the Council to planning matters.

Any villager can view Planning Applications online via the NNDC Planning Portal or at NNDC offices. Planning Applications can be updated and revised, so regular checking and further comment (as required) is important if you feel you have a particular interest.

It is worth noting that although planning applications are approved or rejected by NNDC, there is an appeals process, and the final decision rests with the Planning Inspectorate.

What does High Kelling Parish Council do?

We are notified of planning applications by NNDC, consider each application and say whether we 'support', 'object' or have 'no objection'. If we wish to object, we give our reasons. Most planning applications are straightforward; they are for minor works and builders and architects know the policies and regulations which NNDC will use to make a judgement.

The Parish Council only deals with formal planning applications notified by NNDC. We are happy to provide a copy of our procedures to a villager or developer on request. We will not participate in informal or private discussions with developers about their plans - information and advice on planning procedures and regulations is available from NNDC. A developer who wishes to canvass the opinion of villagers is free to make contact or to arrange a meeting.

Communicating about planning matters

Planning applications will be placed on the agenda of scheduled or extra ordinary Parish Council meetings. Every agenda is published on the Parish Council website and on the Parish Council noticeboards in the village. Villagers (and developers) can attend the relevant Council meeting and have the opportunity to speak for 3 minutes in the Public Sessions and to listen to opinions in public.

Villagers can send a letter or email to the Chair of the Parish Council expressing their views or make representations at the Public Session of the Parish Council Meeting where the Planning Application is being discussed.

Villagers can also comment on any Planning Application to NNDC Planning Authority, either online via the Planning Portal or in writing. All correspondence is included on the NNDC Planning website and considered before a decision is made.

Guiding Principles

Applications to build new houses or to very substantially redevelop a house or plot can sometimes be contentious. The members of the Parish Council don't just offer their

personal thoughts, we are guided by existing policies, the detailed Material Planning Considerations used by NNDC to assess applications and by village opinion. We also recognise that each application really is different and aim to treat each application on its merits.

Further housing development within High Kelling is severely restricted by policies for the Countryside and for Areas of Outstanding Natural Beauty (AONB). Planning applications need to show that there are exceptional circumstances which justify such development.

Guiding Principle 1: High Kelling is designated as 'Countryside' and the NNDC *North Norfolk Local Development Framework: Core Strategy* only allows further development for a limited number of purposes. These do not include ordinary domestic house building unless the application meets one of the agreed criteria

Guiding Principle 2: High Kelling lies within *The Norfolk Coast AONB* and national policy advises that development within AONBs should not take place "except in exceptional circumstances".

Guiding Principle 3: The *North Norfolk Core Strategy* criteria for extensions, re-use and replacement of dwellings in the Countryside requires that proposals do not result in a disproportionate increase in the height or scale of the original dwelling or increase the impact on the appearance of the surrounding countryside.

This accords with the views of High Kelling residents expressed in the Village Design Guidelines of 2008 and for which there is still considerable support. Whilst recognising that some development is inevitable as individual and family needs change this should not be at the expense of the character of the village:

"High Kelling has a broad mix of housing styles and building materials but...it is important that the design and layout of the proposed development should have regard to neighbouring properties to ensure that it compliments, not dominates, neighbouring properties"

It was proposed that extensions should be subordinate to the original dwelling and any replacement dwelling should not have a greater volume than the one it replaces.

Unless there are exceptional circumstances the Parish Council are opposed to any infilling, that is building extra properties on plots currently having one property.

What influence does the Parish Council have?

The Parish Council receives statutory notification of planning applications and our views are taken into consideration by NNDC. However, **the decision to approve or reject an application is made by the District Council** based on national and local policies, priorities and regulations. What we can do, that NNDC cannot, is:

- Hear reactions directly from villagers in meetings and through other channels
- Assess the particular circumstances here on the ground in High Kelling and what impact an application will have on neighbouring properties and the overall character of the village.

The Parish Council contributes to the decision-making process. We take account of planning policies and the practical planning considerations used by NNDC. But we can also offer the views of the village and provide local detail about conditions such as traffic volumes, vehicle and pedestrian access and the natural environment. In this way we aim to be the voice of our local community and to represent the interests of the village and the villagers.

