

## **PLANNING AND HOUSING POLICY**

**Approved by Council Minute 232/18/19**

**at Full Council meeting on 25<sup>th</sup> March 2019**

Charlton Kings Parish Council works to shape the future built environment of Charlton Kings by commenting, as a statutory consultee, on all planning applications in its area and by working co-operatively with Cheltenham Borough Council which is the decision-making authority on planning matters.

Specifically, Charlton Kings Parish Council will

- seek to maintain the unique character and feel of Charlton Kings, particularly in the four Conservation Areas of St Mary's, Cudnall Street, Ledmore Road estate and Bafford, by opposing inappropriate design or development. Housing development should be sympathetic to the existing street scene
- aim to protect the Cotswolds Area of Outstanding Natural Beauty (AONB) in our parish by objecting to plans to build on these specially protected areas, unless the proposals enhance and improve the AONB. This supports the Cotswolds Conservation Management Plan and the wishes of residents who value these areas highly. Such areas are also afforded extra protection under the Revised National Planning Policy Framework, where it states that "Great weight should be given to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues "
- seek to ensure that a range of affordable housing is included in future housing developments, enabling Charlton Kings to be home to people of all ages. Residents expect a good mix of housing to be maintained, including starter and retirement homes. The Council expects Cheltenham Borough Council to ensure that 40% of developments of 11 houses or more will be affordable homes, as defined by central government
- resist cases of inappropriate development on garden sites and infill land where it impacts adversely on neighbours' quality of life or on the overall environment of Charlton Kings
- work with the community to identify Local Green Spaces that are valued most highly by residents, so that they can be protected under the Localism Act
- seek to preserve the unique nature of the Battledown Estate by resisting attempts to over-develop individual plots and support the work of the Battledown Trust in this respect. The Council also recognises and seeks to protect the special character of and around Ryeworth Road, and also Okus Road/Croft Road/Bradley Road and the nearby east side of Cirencester Road; this last area was built 'as a piece' and retains its original attractive frontages. The Council will continue to identify similar areas assessed to be of historical significance and importance to the urban landscape of the parish
- seek to maintain a sufficient supply of employment land in the parish

- reserve the right to comment on planning applications in adjoining districts and parishes where these would impact on our residents
- take an active part in any Borough, County or National consultations which affect our parish, to ensure that local views are taken into account when new policies are being formulated
- work with Tree Officers at the Borough Council in protecting trees in the parish that have Tree Preservation Orders (TPOs) or are in Conservation Areas, and those that have a clear public amenity value
- be alert to cases of non-compliance with planning regulations; reacting to local concerns or when issues are brought to its attention. The Council encourages Cheltenham Borough Council to take timely and effective enforcement action in all cases where planning regulations have been breached
- deal quickly, consistently and transparently with all planning applications on which we are invited to comment. All decisions made on planning applications are made in public, at meetings of the Planning Committee, and published in the minutes of the meetings. Decisions and associated comments are made available on our website, as well as on the Cheltenham Borough Council's planning website.