

CHARLTON KINGS PARISH COUNCIL: PLANNING POLICY

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, the decision-making authority on planning matters.

More specifically, Charlton Kings Parish Council;

- Seeks to maintain the unique character and feel of Charlton Kings, particularly in the three Conservation Areas – St Mary’s, Cudnall Street and Bafford – by opposing inappropriate design or development. Housing development should be sympathetic to the existing street scene.
- Will continually review existing Conservation Areas and look to identify new ones for consideration by Cheltenham Borough Council, following consultation.
- Aims to protect the Cotswold Area of Outstanding Natural Beauty 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 Cotswold Conservation Management Board Plan and the wishes of residents who value these areas highly. Such areas are also afforded extra protection under the National Planning Policy Framework, where it states that “Great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty”.
- Works 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.
- Expects Cheltenham Borough Council to ensure that 40% of developments of 11 houses or more will be affordable homes, as defined by central government.
- Resists cases of inappropriate ‘back garden development’, where it impacts adversely on neighbours’ quality of life or the overall environment of Charlton Kings.
- Works with the community to identify Green Spaces that residents value most highly, so that they can be protected under the Localism Act.
- Seeks to preserve the unique nature of the Battledown Estate by resisting attempts to over-develop individual plots and supports the work of the Battledown Trust in this respect. It also recognises and seeks to protect the special character of 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 to the parish.

- Seeks to maintain a sufficient supply of employment land in the parish.
- Reserves the right to comment on planning applications in adjoining areas and parishes where these will impact on our residents.
- Will 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.
- Will work with Tree Officers at the Borough Council in protecting trees in the parish that have TPOs or are in Conservation Areas, and those that have clear public amenity value.
- Is alert to cases of non-compliance with planning regulations, reacting to local concerns or when issues are brought to its attention. It encourages Cheltenham Borough Council to take timely and effective enforcement action in all cases where planning regulations have been breached.
- Deals 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.

This policy was approved by Full Council on 25th September 2017 and will be reviewed annually.