

# Lower Peover Planning Protocols

## Overview

Lower Peover is a small village of around 280 dwellings, set in the heart of the rural Cheshire countryside. Inappropriate development can destroy the desirable characteristics of such a setting, and once destroyed, there is no remedy. Equally, zero development is not an option in an age of changing requirements and a growing population. The Parish Council has therefore developed a set of Planning Protocols in order to determine a consistent response to new planning applications. The objective is to ensure that the open countryside setting of Lower Peover is maintained for the enjoyment of its inhabitants and the amenity and aesthetic pleasure of visitors and passers-by.

These protocols will be used to determine the Council's response to any new development applications for EXTENSIONS, OUTBUILDINGS, NEW BUILDS, REPURPOSING OF EXISTING PLOTS and LARGER/SUBSTANTIAL DEVELOPMENTS.

It is recognised that the ultimate decision on the acceptance of any proposed development rests with the Cheshire West & Cheshire Planning Authority, but this document seeks to provide a strong and consistent input to that authority to ensure that local views are adequately represented.

## **Procedure**

One of the following options shall apply when notice of a planning application on which the Parish Council is invited to comment is received:

Option 1 If there is a scheduled Council meeting before the end of the consultation period then the Clerk will place the matter on the agenda for that meeting, and any decision will be taken at that meeting.

Option 2 If there is no scheduled Council meeting before the end of the consultation period, the Clerk will alert all members of the Parish Council to the application via email. Councillors will be asked to consider the application. Councillors will be requested to respond to the Clerk's email within the deadline given. The Clerk will then submit the Parish Council's response in accordance with the comments received.

Applicants are expected to conform to Cheshire West & Chester, and Cheshire East Council Local Strategy Plans, where applicable.

The Parish Council undertakes to respond positively to requests for assistance or advice from applicants, to ensure compliance with the above Local Plans. Such pre-design engagement will be transparent and open to the public, and all information received will be publicly available, via the Parish Council. or the relevant Council planning websites.

Following such deliberation, a considered response from the Parish Council is to be made to the appropriate Planning Authority for all applications, even where "No Comment" is the appropriate response to some minor applications.

## **Protocols**

For all planning applications, Councillors shall give consideration to the following-

- Previous planning history.  
Have all previous development on the site, since the initial build, been taken into account to prevent over-development of the plot. Development history is usually available on the relevant Planning Authority website.
- Green Belt  
If the application is sited within the boundary of the existing Green Belt, it should comply with the appropriate restrictions for such developments? Cheshire West & Chester, and Cheshire East Council websites give information regarding these areas.
- Greenfield vs Brownfield  
If the proposed development is “greenfield”, has appropriate consideration been given to the development of brownfield land or of infilling?
- Impact on the neighbourhood.  
Determine what impact, if any, the proposed development would have on adjoining properties, the immediate neighbourhood, and on local amenities and utilities. Does the development seriously affect the amenity of the existing residents?
- Impact on the Environment  
Is the development “in-character” with the surrounding area?  
Does the scale of the development, building dimensions and construction materials, plot size, site crowding etc. consistent with its rural setting and its immediate neighbours? An urban style development is inappropriate in a rural setting.
- Trees, bushes, shrubs etc.  
Retention of existing trees, bushes and shrubs is vital to maintain a rural ambience to Lower Peover. Their removal should only be accepted as a last resort; replacements can take tens of years to reach sufficient maturity to re-build the rural feel of the village.
- Local resident’s comments  
Take into account, comments given by any neighbouring residents. Where appropriate, local residents should also be encouraged to submit their comments to the Local Planning Authority.
- Site access  
Are the proposals for access to the road network considered safe?
- Business Development  
Where an application is made for change of use, or to build or modify a building in order to support a business, is that business activity appropriate within the rural environment in which it is situated?
- Open spaces  
Is the proposal compatible with and supportive of the Community Open Spaces?

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