

What you can do?

Some planning applications are advertised in the local press and a yellow notice is usually posted at the site. You can also look at your local Parish Council notice board because they are consulted on all applications and details are usually published in the meeting agenda.

You can find out more about an application by calling the Planning Office, or visiting it at Blueschool House, Blueschool Street, Hereford. Ask to see the application and quote the reference number [e.g. DCNC2003//123/F].

Check out whether the application is in accordance with the current 'local district plan' - unless there are 'material considerations' to indicate otherwise, it must be. You can access the plan at your local Library, the Planning Office and on-line at www.herefordshire.gov.uk. There is a new Unitary Development Plan in the process of being agreed.

As our case study demonstrates, you may also find other data to support your case by accessing the relevant national Planning Policy Guidance at www.odpm.gov.uk

Remember to make your comments in writing to the correct address: Planning Services, Herefordshire Council, P O Box 230, Blueschool House, Blueschool Street, Hereford HR1 2ZB.

Stick to the planning issues and avoid matters of a personal nature.

In addition you could let your Parish Council and your local Member of Herefordshire Council know of your concerns - why not send them a copy of your letter?

The majority of planning applications are decided by professional planning officers under 'delegated powers' but the more contentious are invariably referred for decision to an area planning sub-committee on which your local member will sit. The importance of informing your local member of your views cannot be over emphasised but be aware that the Councillors Code of Conduct prevents them from disclosing a view before the meeting.

CPRE - Herefordshire
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Registered Charity No: 213951

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The Campaign to Protect Rural England exists to promote the beauty, tranquillity and diversity of rural England by encouraging the sustainable use of land and other natural resources in town and country.



Campaign to Protect
Rural England
HEREFORDSHIRE

PLANNING

HOW IT CAN AFFECT YOU AND WHAT TO DO IF IT DOES



The Herefordshire Branch of CPRE has experience in planning and is able to give advice to members on how and where to access the information needed to put their case - unfortunately we cannot guarantee a satisfactory outcome!

It is essential that you exercise your right to comment on, and try to influence the outcome of any planning application that may affect you, whether locally or in the County. CPRE Herefordshire would like to cover the County with a network of volunteers to monitor planning applications in their district. If you think you would like to help us do this please contact us. You do not have to be a member of CPRE to help us.

Why is planning important?

A proper planning system is vital to our quality of life [Planning Green Paper. Dec.2001].

England is one of the most crowded countries in the world - we need good planning to deliver sustainable solutions and to create better places in which we can live and work.

Without town and country planning widespread damage to the environment would have occurred over the last 50 years, probably with serious economic and social consequences.

Safeguarding the environment is fundamental to sustainable development.

The presumption in favour of the applicant which has been an implicit feature of the planning system in the past no longer ought to apply [Royal Commission on Environmental Pollution. Mar.2002].

People can be dramatically affected by planning decisions and care deeply about how new development, however small, can affect their surroundings

To be successful the planning system will promote economic prosperity but must also command public confidence by being open, fair and impartial.



Herefordshire Case Study

Planning applications to build a new dwelling in the garden of an existing house are common in the County. Providing they meet certain criteria, relating to village settlement boundaries, design and amenity, consent is likely to be given.



A case in a North Herefordshire Village: Neighbours who had suffered years of fly and odour nuisance from an adjacent slurry lagoon were concerned that the living conditions of future residents of the proposed new house would be harmed by unreasonable levels of nuisance. They objected to the application citing an obscure clause in national Planning Guidance which highlights the need for planners to take full account of the risk of nuisance that can arise from livestock units, including slurry lagoons. PPG7 suggests a minimum separation of 400m.

Despite these concerns, which were supported by the Council's own Environmental Health Officer, the planning case officer recommended that the Planning Committee should give its consent. His view was that since this objection related to an activity outside the site, the proposed new house would not increase the level of nuisance!

Neighbours felt so strongly about the issue they lobbied the Parish Council and their local elected member of the Council.

When the case came before the planning committee the local member convinced all other members that consent should indeed be withheld.

Although the applicant appealed against the refusal this was dismissed by the Planning Inspector who agreed with the arguments put forward by objectors.

This example reinforces the need for people to become involved in the planning process. It highlights that it is possible, despite the obstacles, to achieve a positive outcome if a carefully argued and researched case is put forward.

Further help and advice can be found in the CPRE Guide 'Responding to Planning Applications' which is available from National Office. 128 Southwark Street, London SE1 0SW. Tel: 020 7981 2800. Email: info@cpre.org.uk. www.cpre.org.uk

A PLANNING HOTLINE on 020 7981 2000 is available to CPRE members on Thursday afternoons.

Members also benefit from free publications and a regular newsletter 'Planning Update'. Nationally CPRE have a network called Sprawl Patrol designed to monitor and prevent the unnecessary spread of housing in the countryside. Herefordshire belongs to this network.



Membership of CPRE is open to all.