

Gazeley Parish Council

Planning Policy

Guidelines for determining the Parish Council's response to planning applications.

From time to time the parish council is asked to express its view on planning applications which have been submitted to Forest Heath District Council. It is important that our response is consistent, sensible and meets the expectations of residents of the village.

The following points should be borne in mind:

1. The Parish Council has no power to approve or reject planning applications. It is, however, consulted by the planning department and invited to express a view. In general, the planning officers will decide the outcome of an application by applying planning guidelines drawn up by the district council and central government. Local residents, who may be affected by the development, and the Parish Council are then informed of the application and invited to comment.
2. The following guidelines have been agreed by Gazeley Parish Council to assist in determining its response to the district council:
3. In general, the parish council will take a positive view to developments which do not detract in a significant way from the appearance of that area of the village or do not detract from a village amenity enjoyed by other existing residents.
4. The Parish Council will object and withhold its support in the following situations:
 - Where a planning application seeks to over-ride any covenants which apply to that area of the village.
 - When the amenity of surrounding properties is clearly compromised.
 - Where the appearance or nature of the village, in the judgment of the Parish Council, is materially compromised.

If an application is refused, the applicant has a right to appeal to the Secretary of State for Communities and Local Government. In this situation, the Parish Council will again be invited to respond. In most cases, the original view of the Parish Council will still stand but if any further information has since come to light, the Parish Council may modify or change its view and inform the Planning Inspector accordingly.