

PLANNING

The Planning System

Cheshire East Council is the Local Planning Authority for Odd Rode. Odd Rode Parish Council receives notification of all planning applications submitted for the parish. It makes comments to Cheshire East Council based on Town & Country Planning law, National Planning Guidance, Cheshire East's policies and our local Village Design Statement.

All planning applications can be viewed at Cheshire East's website :

www.cheshireeast.gov.uk/environment_and_planning/planning.aspx

If you are commenting on a planning application, you may wish to send a copy of your comments to the Parish Council for their information (via post or email).

Some recent applications considered by the Parish Council:

The construction of a single dwelling at 2, Mount Pleasant Road (14/5029C) ... which went to Appeal (APP/R0660W/15/3028024) after the Parish Council objected to it and CEC refused it ... has been rejected by the Planning Inspectorate.

The Parish Council raised the issue of poor highway access at 38, The Bank when plans were submitted to extend and divide the existing house into two flats (15/3783C). The Highways Authority objected on access grounds and the application was withdrawn.

Neighbourhood Plan ...

After asking for residents' views and considering those received, the Parish Council has resolved to initiate the creation of a Neighbour Plan for the parish. Many other parishes & towns have embarked upon such a plan and have found it worthwhile.



This extract from Sandbach Neighbourhood Plan's website sums up the benefits of such a plan:

Neighbourhood planning provides the opportunity for communities to set out a positive vision for how they want their community to develop over the next ten, fifteen, twenty years in ways that meet identified local need and make sense for local people. They can put in place planning policies that will help deliver that vision or grant planning permission for the development they want to see.

The Key Benefits are:

- It can protect areas from types of change (such as too much of one type of business)
- It can include policies to influence new building design, or alterations to existing buildings.
- It can protect or propose the creation of open spaces (Green Gaps, Nature reserves / wildlife

corridors, allotments, sports pitches, play areas, parks and gardens, and important historic assets)

- It enables the local community to retain more of the money collected from development, to spend on local projects.
- It gives us, the residents the of Sandbach more say and control over our community
- It enables us to ensure we protect the things we value the most
- It enables to manage change effectively and ensure they benefit our community.
- It allows us to encourage developers build what we believe our community needs and wants. (such greater numbers of affordable houses, developments more suited to elderly residents)
- It can say where and what type of development should happen (new housing, or for businesses)

What a Neighbourhood Plan can and cannot do

A Neighbourhood Plan can...

- Decide where and what type of development should happen in the neighbourhood.
- Promote more development than is set out in the Local Plan.
- Include policies, for example regarding design standards, that take precedence over existing policies in the Local Plan for the neighbourhood – provided the Neighbourhood Plan policies do not conflict with the strategic policies in the Local Plan.

A Neighbourhood Plan cannot...

- Conflict with the strategic policies in the Local Plan prepared by the local planning authority.
- Be used to prevent development that is included in the Local Plan.
- Be prepared by a body other than a parish or town council or a neighbourhood forum.

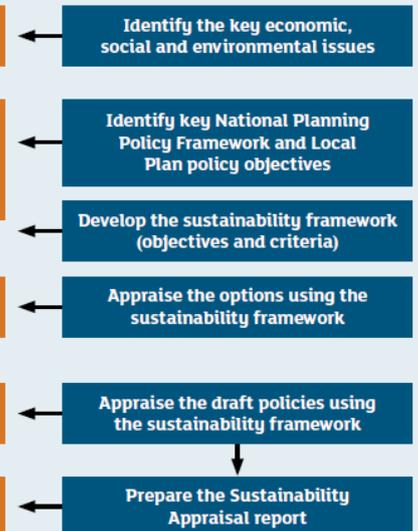
Typical things that a Neighbourhood Plan might include

- The development of housing, including affordable housing (affordable housing is housing that is not normally for sale on the open market), and bringing vacant or derelict housing back into use.
- Provision for businesses to set up or expand their premises.
- Transport and access (including issues around roads, cycling, walking and access for disabled people).
- The development of schools, places of worship, health facilities, leisure and entertainment facilities, community and youth centres and village halls.
- The restriction of certain types of development and change of use, for example to avoid too much of one type of use.
- The design of buildings.
- Protection and creation of open space, nature reserves, allotments, sports pitches, play areas, parks and gardens, and the planting of trees.
- Protection of important buildings and historic assets such as archaeological remains.
- Promotion of renewable energy projects, such as solar energy and wind turbines.

Eight steps to prepare a Neighbourhood Plan



Links with Sustainability Appraisal



DO YOU HAVE KNOWLEDGE OR SKILLS THAT COULD HELP US PRODUCE A NEIGHBOURHOOD PLAN (OR AN INTEREST IN THE SUBJECT) ?

We need to form a group to manage the process. Residents with specialist knowledge or skills (such as Town Planning, statistics, research methods, design, environmental sciences, etc), would be very welcome. As would those residents with a general interest in the subject.

If you may be able to help, or want to find out more about such plans, then please contact the Parish Clerk or a local councillor (details on back page). You can find more information on Neighbourhood Planning at :

<http://mycommunity.org.uk/programme/neighbourhood-planning/> and www.ourneighbourhoodplanning.org.uk



The Neighbourhood Plan will involve full consultation & engagement with residents and be subject to a Parish wide referendum.