



## East Meon Parish Council – Planning Policy

### 1. Policy Statement

East Meon Parish Council is committed to represent effectively our community in planning matters affecting our locality. The local planning authority, East Hampshire District Council (working as agents on behalf of the South Downs National Park Authority) and the SDNPA itself have a duty to consider the views of the Parish Council when making decisions regarding planning applications.

### 2. The Parish Council's Planning Objectives

The Parish Council:

- Will use the current Neighbourhood Development Plan (NDP) – including the Pattern Book - and the South Downs Local Plan (SDLP) as the basis for considering planning applications and issues within the Parish.
- Will strive to maintain the maximum positive influence with planning bodies over the longer term.
- Accepts the inevitability of appropriate and proportionate development in the Parish, consistent with the NDP and SDLP.
- Within the constraints of planning policy, will oppose development that does not reflect and preserve the character and natural environment of the area and/or is contrary to the NDP.
- Be forward thinking and proactive in its approach to planning development.
- Will lodge an objection where, in the view of the Parish Council, there is an honest and genuine belief that a development poses a fundamental concern in terms of this policy or would set an unacceptable precedent.

### 3. Procedure

Planning Applications are handled by the Planning Committee (in line with EMPC Standing Orders, reviewed May 2020, Section 11) following the Rules of Guidance for Contentious Planning Applications and the Rules of Guidance for Non-Contentious Planning Application.

Other planning activities, for example responding to SDNPA consultations, are also handled by the Planning Committee on behalf of the Parish Council. Unless in exceptional circumstances, all formal responses to consultations and other inputs not related to planning applications, will be approved by the Parish Council as a whole before submission.

### 4. Considerations in responding to a Planning Application

Decisions on whether to object or not object will be based on material planning considerations only. The following are examples of material considerations relevant to many planning applications.

- National Planning policy and advice.
- Local planning policies, especially the East Meon NDP and the SDLP (including any Technical Advice Notes).
- The environmental, social and economic impacts of the proposal.
- Nature conservation
- Impact on listed buildings and the East Meon Conservation Area
- Access and provision of infrastructure for the site, especially parking and drainage & surface water management.
- Design, appearance and materials.
- The views of organisations and individuals in relation to relevant planning matters.
- Impact on the character, use and enjoyment of the area.
- Overlooking/loss of privacy
- Loss of light or overshadowing
- Disabled persons' access
- Highway safety
- Traffic and parking issues
- Previous planning decisions (including appeal decisions)

The following are examples of issues that are not material considerations for planning decisions and will not form part of EMPC submissions made to the local authority.

- Loss of views.
- Private issues between neighbours.
- Opposition to the principle of development when this has been settled by inclusion in the NDP or other local plans.
- Loss of property value.
- The cost of the development.
- Opposition to business competition.

## **5. Community Engagement**

The Parish Council encourages those seeking planning approval to engage at an early stage with the Parish and Local Councils to understand how Planning Policy, Local Plans and other material considerations might impact their application.

A list of planning applications in East Meon can be found on the SDNP website, the EMPC website and the Parish Council noticeboard. The Parish Council encourages residents to comment on planning applications via the SDNP website.

## **6. Enforcement**

EMPC will report all unauthorised development in the Parish that is brought to its attention and will actively assist EHDC Compliance Officers in dealing with breaches of planning control.

## **7. EMPC's Engagement with Developing Planning Policies**

From time-to-time, the Government and local planning authorities consult a number of organisations, bodies and individuals on proposals for planning laws and policies. Where

relevant, EMPC will engage with such consultations, submitting responses which address any potential impacts on the Parish and its residents and environment.

Adopted: 15 March 2021

Date of next review: March 2023

Signed: \_\_\_\_\_

Position: \_\_\_\_\_