#

# Stowey Sutton Parish Council

# Adopted Parish Policy

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## Background

As a Parish Council comprised entirely of independent members Stowey Sutton Parish Council decided in 2008 to embark on a process to develop policies on important parish issues, this ensures that we apply a consistent approach to our discussions and decisions on these subjects.

The policies are reviewed and updated where appropriate & have been published both in our minutes and on our website since adoption. Copies of all policies have been forwarded to the relevant B&NES departments for their information & we hope consideration in the formulation of the core strategy.

## Parish Participation Policy

### Text Adopted 01-02-2012

This Parish Council welcomes the views of all parishioners and residents in the decision making process.

We publicise in advance the date, time & location of our meetings, which usually occur on the first Wednesday of each month, and display the agenda in three notice boards within the parish & on our website stoweysuttonpc.org.

Parish Councillors contact details are made available on our website, which also includes a summary of the previous month’s minutes, we also publish the minutes in the parish magazine.

Any interested parishioner is encouraged to attend our regular monthly meeting to raise any relevant issue.

Parish councillors are available for an open surgery from 19.15 until the meeting begins each month at the Methodist Hall, where parishioners may discuss any relevant matter with no appointment necessary & without having to be formally involved in the meeting.

## Parish Finance Policy

### Text Adopted 05-12-12

This Parish Council recognises that the precept which we raise imposes a burden on each household within the parish and that we must be prudent in our budgeting process, however there are a number of areas where the parish council can deliver services at a local level in the most economical way.

It is the intention of this Parish Council to raise a precept at a level which allows us to continue to meet our statutory requirements, together with maintaining those parish assets for which we have responsibility.

In addition we intend to support those organisations and activities within the parish which benefit those living within the parish.

This includes, but is not limited to, support for youth needs provision, transport and cleaning services, support for sporting and educational groups and support for public health and welfare initiatives.

Whilst the Parish Council is keen to react to requests for support as they arise, this may not always be possible and parishioners groups are encouraged to become involved in our budgeting process, providing written proposals for us to consider including in our plans, in December and January each year, any such request needs to include details of the group making the request, the purpose of the request, details of the number of parishioners who will benefit and any way in which the Parish Council can confirm that any funding has been used for the purpose intended.

## Parish Residential Planning Policy

**Text Adopted 04-06-2014**

This Parish Council recognises the duty placed on the district authority by central government to provide a five year housing land supply and a significant number of additional dwellings in the B&NES area over the period to 2028. The Parish is defined by the district council as a ‘rural allocation 1 parish’ and as such is expected to provide for ‘around 50’ new houses within the emerging Core Strategy in the period to 2028, this number has already been exceeded. We believe that for the rural economy to remain sustainable and self- supporting, development should be organic, with each community growing by a smaller number of dwellings, these should be within the HDB, of an individual character in keeping with the character and build materials of the immediate area and in keeping with the findings of the Character Assessment. Dwellings need to be of mixed size including one and two bedroom dwellings as well as provision for single occupancy, rather than by the development of a small number of large urban extensions. (Ref 2014 Housing needs survey)

The exception to any such development within the HDB will be if it is deemed to compromise the green belt, AONB or other conservation area within the Parish (.Ref NPPF)

All proposed new dwellings need to address the sustainability impact and how any deficiency or risk identified will be addressed through financial contribution. This is specifically in respect of surface water/flood risk, mains utility supplies, sewage, telephone and broadband along with social provision in respect of schooling (including pre-school) and recreational provision.

Property owners should be allowed to make minor alterations to their home without undue interference, providing that there will be no significant impact on neighbouring properties. The alterations should be in keeping with the existing structure.

We believe that householders should be facilitated in making changes to their property to allow occupation by extended family units, so that grown up children can remain living in the village and elderly relatives can continue to be cared for with reduced reliance on social services intervention.

We should be mindful that the parish is a constantly developing landscape and many of the features that we now consider worth protecting were very controversial when first proposed. Our priority as a council must be to ensure that the community remains viable and able to support the services required such as shops, schools, public transport and a Post Office.

## Parish Commercial Planning Policy

**Text Adopted 04-06-2014**

This Parish Council recognises the value that small scale commercial development can bring to the area; we believe that for the rural economy to be sustainable and self- supporting, development of suitable businesses should be encouraged.

Commercial development can take many forms, the provision of retail shops & services, the provision of accommodation and catering as well as small business units for administrative and sales functions, all of which will provide services to local residents as well as attracting tourist revenue.

Each application should be considered on its own merits, balancing the benefits of the potential employment opportunities and value of its services to the parish, against the nuisance value that its operation may cause to both its immediate neighbours and those on its highway supply route.

Where existing business buildings or units are for sale, priority should be given to support new business enterprises using the building in preference to conversion to housing. However this should comply with the NPPF in respect of green belt, AONB and other sensitive sites in the Parish.

Highway access and provision of parking is of paramount importance and consideration should be made for the lack of adequate public transport where possible drawing on local employees and reducing the use of road vehicles. Adequate provision should be made for both staff and customers at any new development.

We should be mindful that the parish is a constantly developing landscape and, our priority as a council must be to ensure that the community remains viable and able to support the services required such as shops, schools, public transport and a Post Office.

## Parish Developer & Large Proposal Pre-application Consultation Policy

### Text Adopted 05-September-2012

This Parish Council recognises the importance of engaging with developers and parishioners with large proposals at the earliest stage, so that the Parish Council can explain its planning policies to help ensure that the parish landscape continues to meet the needs of those who live and work within it.

The Parish Council Planning Working Party will meet, where requested, with a developer or parishioner with a large proposal, at the pre- application stage to discuss their plans and consider the proposal within the context of the parish councils adopted policies.

For such a meeting to take place a quorum of three members of the planning working party must be in attendance throughout the meeting.

Whilst the meetings of the planning working party are not generally open to the public, a report of the meeting containing the following details will be made and minuted at the first full parish council meeting immediately following the working party consultation.

* The name of the person or organisation consulting the working party
* Details of the site discussed
* Brief details of the proposed development
* The working parties comments

The Parish Council & its planning working party are not able to provide formal consultation without this disclosure.

## Community Infrastructure Levy Policy

### Text Adopted 07/11/2012

The introduction of the Community Infrastructure Levy, gives Bath & North East Somerset council the powers to raise a charge against developers and homeowners building homes or extensions of more than 100 square meters, which will generate a significant fund of revenue.

The enabling legislation notes that the bulk of the funds raised by the Community Infrastructure Levy should be invested within the local area in which it is raised.

This Parish Council understands that under the Localism act this investment can and should be directed by the relevant Parish Council.

Based on the needs identified in the comprehensive Parish Survey conducted in September 2012 & recognising the duty placed on the district authority by central government to provide affordable housing, this parish council wish to direct the funds raised by the Community Infrastructure Levy as indicated in Annex 1 of this policy.

We will review the proposed disbursements annually and will ask B&NES for a statement of Community Infrastructure Levy funds raised & spent for developments within the parish for reporting at our annual parish meeting.

|  |  |
| --- | --- |
| **Community Infrastructure Levy Policy** | Annex 1 |
|  |
| **Item of expenditure** | **Percentage of funds raised** |
| Affordable housing[[1]](#footnote-1) | 70% |
| Youth services | 10% |
| Public Transport | 10% |
|  |  |
| Contribution to B&NES for wider area infrastructure development | 10% |
|  |  |
|  |  |

## Parish Transport Policy

### Text Adopted 04-08-2012

This Parish Council recognises the value of public transport to our parishioners and believe that, where financially viable, we should aim to support initiatives that are available to a wide range of our residents.

We support the concept of an integrated public transport system with services feeding local hubs allowing longer journeys to be completed whilst minimising the number of under-utilised vehicles.

The Parish Council will support and encourage improvements to facilities for cyclists, pedestrians and those with mobility scooters.

The Parish Council will continue to highlight road maintenance issues to the relevant authority and will make representations where appropriate to comment on the nature, speed and volume of traffic throughout the parish.

## Parish Bristol International Airport Policy

### Text Adopted 09-01-2013

This Parish Council questions the need for the further expansion of Bristol International Airport on a number of grounds, including the impact of noise & air pollution, the loss of tranquillity & the changing landscape, together with the effects on climate change.

The Parish Council is a member of the Parish Councils Airport Association (PCAA), the purpose of the PCAA is to advise and represent its member councils on matters affecting them connected to Bristol International Airport and its operation.

This Parish Council regularly considers the environmental impact of air travel, together with travel to and from Bristol International Airport by passengers and freight.

The Parish Council believes that it is essential to improve both the public transport and the road network to the airport site before further development is considered.

We do not support an increase in flight numbers or any extension to permit flights during the night between the hours of midnight and six am.

We believe that the airports current size is appropriate for the regional catchment area and would recommend that Exeter and Cardiff airports are considered for development to meet the needs of their regions, which would have an added benefit of significantly reducing the distance travelled by many customers before their journey by air.

1. When the value of this fund reaches £50,000 Stowey Sutton Parish Council will identify a suitable partner to deliver an affordable housing unit within the parish. [↑](#footnote-ref-1)