

Agenda Item 9

Development Control Committee

11 December 2007



Membury Village Design Statement

Summary

A Village Design Statement has been produced by local residents of Membury, following on from the success of the recent Parish Plan. The report explains the position with regard to this Community Planning Initiative, and recommends that it be formally endorsed by the District Council.

Recommendations

- 1. That the Membury Village Design Statement be adopted as Supplementary Planning Guidance and used to inform decision making in the District and the production of the Local Development Framework.**
- 2. That delegated authority be granted to the Head of Planning and Countryside Services to adopt the document subject to any minor amendments.**
- 3. That the Membury Village Design Statement Group be congratulated on their work.**

a) Reasons for Recommendations

To ensure that the views of the Membury community are taken into account in decision making.

b) Alternative Options

That the Membury Village Design Statement not be adopted.

c) Risk Considerations

If the District Council does not adopt the Village Design Statement, decisions will be taken at District Council level without the benefit of the extensive public consultation which has been undertaken. The local community will feel disenfranchised and are unlikely to want to work in partnership with the District Council on future initiatives.

d) Policy and Budgetary Considerations

None

e) Date for Review of Decision

Not applicable, although the Village Design Statement may be updated in accordance with the Local Development Framework timetable.

- 1.1** The Membury Village Design Statement Group has produced the attached Design Statement, following on from the successful community consultation work undertaken as part of the recently endorsed Parish Plan. The printed version of the document will be typeset and illustrated.
- 1.2** The Village Design Statement will provide a very useful insight into the community's views, identifying the features of the environment which the community considers locally distinctive and/or particularly important, resulting from an extensive impartial public consultation. This will ensure that decisions taken by the District Council will take these views into account and will assist in prioritisation and working in partnership with the Parish Council and other local bodies. If the Statement is adopted as a Supplementary Planning Document it will influence the determination of planning applications and will be used to support the Council's position at appeal.

2 Consultation and Distribution

- 2.1** In 2006 the Parish Appraisal (Parish Plan) was published following the feedback from public meetings and a questionnaire sent to all 213 households. Some 183 (86%) responses were received and analysed with the help of Devon County Council (DCC). The Parish Appraisal was formally endorsed as Membury Parish Plan earlier this year. In 2006 the Parish Council, as a result of discussing at Council the Actions identified in the Appraisal, began to investigate the next strategic steps to maximise the usefulness of the Appraisal. In February 2007 a sub-committee was established responsible for preparing a Village Design Statement to formally identify the landscape, building design and material features that the majority wished to see protected (with the intention of it being formally adopted as Supplementary Planning Guidance for Membury). This exercise was publicly launched with an open-meeting presentation in April 2007 at the Annual Parish Meeting. Further public feedback through an exhibition and questionnaire gained a 50% electoral roll response plus a document created by all the pupils in the village school which resulted from their parallel project – "What we like about Membury". The Design Statement progress was reported through open discussion, as an agenda item at all Council meetings and articles in The Membury Mercury, a quarterly magazine delivered to every household in the parish
- 2.2** The District Council has been involved at all stages and has been extensively consulted through meetings and letters. The Parish Council and local ward Member have been very supportive throughout the process.
- 2.3** If funding allows, sufficient copies of the Design Statement will be printed to enable every household to receive one. Copies of the full document will be

available to view upon request at the Council Offices, through the Parish Council and in the local library. Copies will be available to anyone who proposes undertaking development locally. The Parish Plan will also be available to download, free of charge from the Council's webpage.

- 2.4** Following consideration of the Village Design Statement by the Development Control Committee, a statement of consultation will be produced.

3 Implementation of the Village Design Statement

- 3.1** Once adopted the **Village Design Statement will form Supplementary Planning Guidance to the Local Plan** and the Council will take it into account when considering planning applications. The Design Statement will be used to guide householder development carried out without the need for planning permission, be a useful guide in pre-application enquiries for discussion and guidance, support Officers in approving appropriate development and support the Council's reasons for refusing inappropriate development on design grounds and defending any subsequent appeals. The documents are already proving valuable in other Parishes across the District.

Legal Implications

This report does not raise any legal issues which require comment.

Financial Implications

There are no financial implications.

Background Papers

The file containing all documents, Parish Plans, V.D.S's and previous correspondence.

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