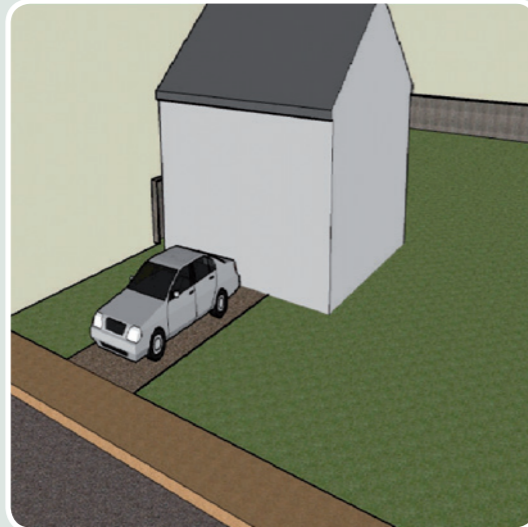


One new restriction under Permitted Development Rights concerns driveways – briefly any hardstanding over 5 square metres, made of non permeable material and draining to sewers or storm water drainage now needs permission if it is between the dwelling and the road. Those with permeable surfaces, draining to soakaways or to the side of dwellings, do not. This is to address problems of flooding which have been experienced in recent years and which are considered to be made worse by people turning gardens into hardstandings.

#### New and replacement hard-standings.



**Not permitted development if it is between the front wall and the highway and is over 5 square meters in area – but is permitted development if porous surface or water goes to soakways**

## Committee Meetings

The Planning & Highways Committee meets on the third Wednesday of each month at 18:30, with all meetings being open to the public. We meet at the Parish Council offices opposite the Berkeley Arms PH in High Street. There is also a short meeting

when necessary after Full Council on the first Wednesday in each month to deal with any urgent items. Agendas for all meetings are displayed in the notice board outside the Council Offices.

## Accessible Buses And Bus Stops

With new regulations for accessible buses due to come into force in 2017 we need to ensure that bus stops are accessible. Some bus stops are too low; some are situated in the middle of grass verges. If you know of a bus stop that is not accessible please inform the Clerk on 548884.

Could we also ask drivers not to park too close or even at bus stops as this can cause problems for both bus passengers and bus drivers.

**For more information on anything in this Newsletter, or on the work of the Parish Council in general, please contact the Parish Clerk, Sue Hanman, on 01453 548884, email [clerk@camparishcouncil.gov.uk](mailto:clerk@camparishcouncil.gov.uk) or call in at the Council Shop at 22 High Street (open 10am – 1pm Monday – Thursday)**

# cam

## parish newsletter

2009 Issue 2

Cam Parish Council · Cam Council Shop · 22 High Street · Cam · Glos · GL11 5LE

[www.camparishcouncil.gov.uk](http://www.camparishcouncil.gov.uk)

# Focus on Planning & Highways Committee

## What does Planning & Highways Committee do for Cam?

FEW PEOPLE ARE INTERESTED in Planning unless they want to build an extension or, even worse, their neighbours do! When this happens, what do they do?

Stroud District Council runs Planning in line with the law of the land. The law is designed to try to keep a balance between people's reasonable ambitions to develop their land and the need to maintain the environment for everyone. It lays down guidelines that the District Council must follow.

Stroud District Council must produce a local plan in line with the law, national planning guidance and the County Structure Plan. This is updated

at regular intervals. The name is now changing but the principle remains. This plan is an important document for deciding what development is allowed to go ahead. If you need help with Planning the Stroud District Planning Department will help. They have a website:

[http://www.stroud.gov.uk/docs/planning/planning\\_advice.asp](http://www.stroud.gov.uk/docs/planning/planning_advice.asp)

or you can phone 766321 or call at Ebley Mill

Further information on the Planning system and the role played by the Parish Council is given later in this newsletter and can also be obtained from the Council Shop or by calling the Clerk on 548884.

## Highways

Highways covers roads, pavements, footpaths (rural and urban), street lighting, bus stops and shelters and public transport services. Gloucestershire County Council looks after these items but the Parish Council advises and supplements some of the services. Unfortunately we don't have enough money to deal with the larger items such as roads but we tell the County Council what we think is needed.

## Bus Shelters

The Parish Council does provide bus shelters within the parish and we have a programme of renewal to bring them up to a decent standard. We are also trying to make bus stops easier for disabled people. Contact the Clerk on 548884 if you would like to help.

## Footpaths

We have a wonderful heritage in our local footpaths. They provide a healthy way to view the beautiful countryside and the wide range of wildlife that we have in Cam. The Parish Council is keen to encourage everyone to make full use of them. Along with the County Council and Cam Wildlife Group, we have started a programme of replacing stiles with kissing gates. This should make it easier for people with reduced mobility to access the footpath system. We also try to ensure that blockages or hazards are removed quickly. If you would like to help by walking the footpaths and reporting problems, please ring the Clerk on 548884.

Cam Wildlife Group is trying to develop a set of leaflets highlighting our footpath heritage. They have produced leaflets on Cam Stone Stiles, Cam's 'Snicketways' and an easy access walk. They are now planning a further leaflet on themed walks. If you would like to help, contact John Fowles on 548259 – all are welcome!

If you have any suggestions for improvements to our footpaths, please contact the Clerk on 548884. We want to hear from you.

# Planning And Development Control

## How does it affect you?

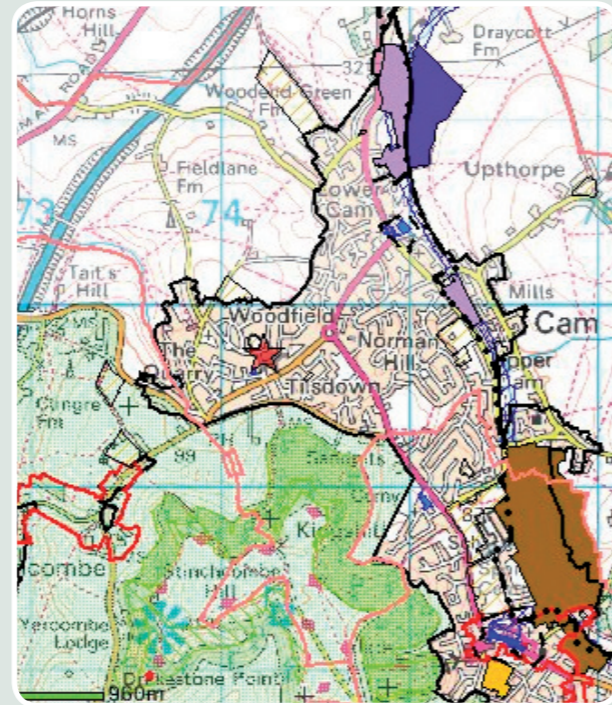
### What part does the Parish Council play?

#### Strategic

This is the system of overall plans and policies which shape the future of communities. They set out, for example, which sites are suitable for various sorts of development (housing, employment, retail, leisure etc), the number of new homes that should be provided over a set period, restrictions on development in certain areas (e.g. open countryside), principles on which permission will be given for various forms of development etc. The system is in the process of change, moving away from 'County Structure Plans' and 'Local Plans' to a system of documents making up a 'Local Development Framework'. Once in place, this framework will form the basis for all decisions on applications for development – permission or refusal will depend upon whether the proposals meets the criteria and policies in place. The Parish Council is consulted on the documents as they are developed, together with other relevant bodies, and the District Council needs Government approval before it can adopt them. Locally produced documents, such as parish Plans, Village Design Statements, Housing Needs Surveys etc, can feed into this framework.

#### Development Control

This is the part of the process with which people may be most familiar – the means by which planning permission is given or refused. All applications have to be made in a set format to the District Council, which has to make a decision within around 8



Local Plan map showing land allocations for Cam

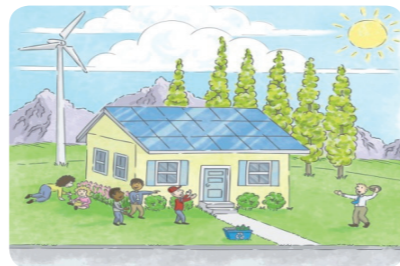
weeks. Officers at SDC are able to give advice and applicants are encouraged to take advantage of this before submitting their applications. Once an application has been accepted at SDC, a copy is sent to the Parish Council, where it is considered by the Planning & Highways Committee. Further details of the work of this Committee are given in the article on page 3. In an effort to speed up and simplify the process, the Government has recently made changes to the system and a number of common sorts of development by private householders can now be carried out without planning permission, although it may be wise to acquire a Certificate from the Planning Authority to confirm that the development is lawful – this costs half the price of a full planning permission.



Would this be right for Cam...



Or this...



Or is this how it should be?



#### Building Regulation Control

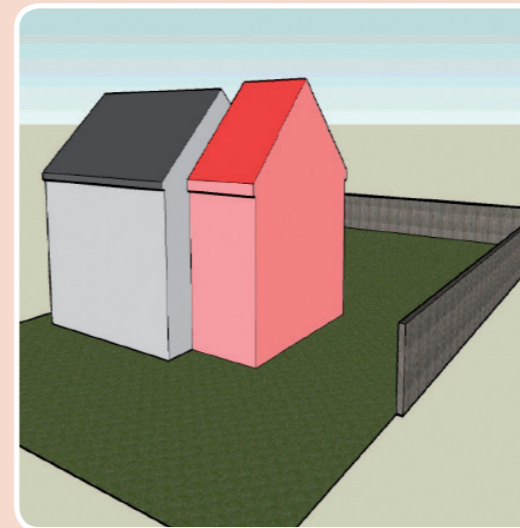
This is the process whereby the District Council makes sure that new buildings (including extensions etc) are built safely and according to regulations. Building Regulations approval is needed in addition to Planning Permission and an inspector will visit the site to make sure that all is in order. The Parish Council is not consulted on Building Regulations matters.

#### New Permitted Development Rights for Householders

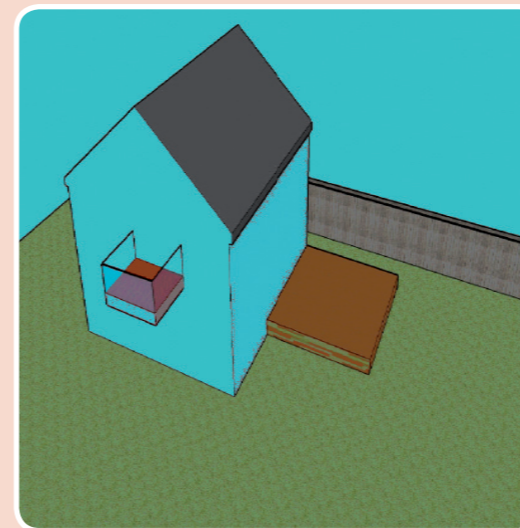
Because the Government believes that it should be easier and quicker for householders to carry out changes to their properties, changes have been introduced to 'Permitted Development Rights', which extend the circumstances where planning permission is not required. Some examples where permission is and is not required are shown below:

#### Needing Permission

Extension taller than the existing house



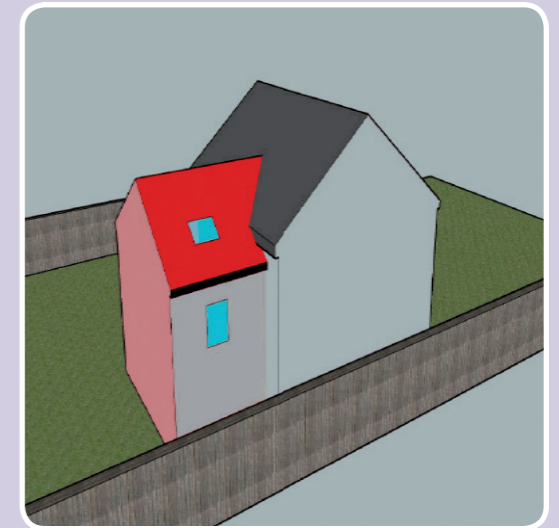
Balcony, veranda or raised platform



Platform raised = greater than 300mm

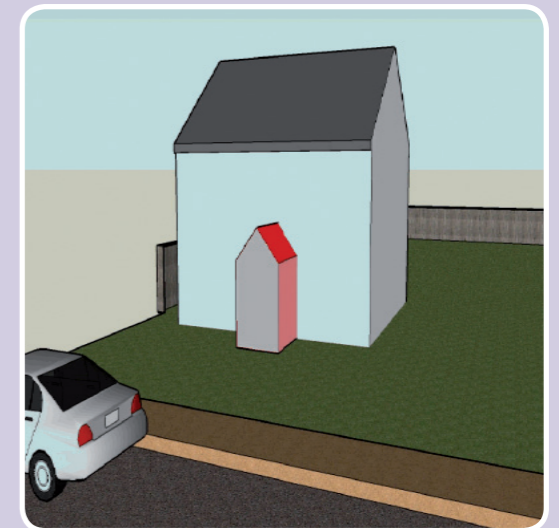
#### Not Needing Permission

Side facing upper floor windows



Must be obscure glazed

Porch



Must be less than 3m<sup>2</sup>, less than 3m tall, more than 2m from highway