



## **HIGHFIELD RESIDENTS' ASSOCIATION**

### **PLANNING & LICENSING APPLICATION GUIDELINES**

1. The following are guidelines only, and each case will continue to be considered on its individual merits.
2. Our over-riding objectives should be (a) maintaining the amenities and quality of life of neighbouring properties and (b) maintaining the character of our area.
3. HRA is not opposed to development per se.
4. Objections will normally reflect approaches from members.
5. Objections may be either outright or may propose conditions.
6. There should be a presumption of objection to any application affecting the character of a Conservation Area, or area with a distinctive character.
7. Particular reference will be made to the Local Plan, the Local Development Framework and the Residential Design Guide.
8. In general, the scale of development should be an influencing factor (eg 2-storey and/or 'wrap-around' (ie side and rear) extensions are more likely to be objectionable than single storey, rear-only extensions).
9. 'Back garden' ("Garden grabbing") developments merit particularly close scrutiny.
10. Implications for parking and traffic movements will be a pertinent consideration.
11. Pressure on essential services eg water will be a pertinent consideration.
12. We will favour 'green' developments wherever practicable.

13. Consideration will be based on the merits of the specific application, irrespective of the identity of the applicant.
14. Decisions regarding taking of professional (paid) advice, or dedication of HRA funds to the development of locality action plans, shall only be taken with the agreement of the Committee, or (where this is impractical) the agreement of the Chair, Treasurer and Committee Member for Planning.
15. It shall normally be the policy to defend at Appeal decisions of Council officers or the Planning and Rights of Way Panel sympathetic to HRA representations.
16. HRA will continue to campaign by all available means at both local and national levels for changes to the Planning regulations that might directly benefit the community, such as the change in the Use Classes Order for HMOs (now achieved C4), alignment of planning and housing definitions of an HMO, and introduction of Conservation Area status, Areas of Restraint and Thresholds and the Appeal process, where appropriate.
17. We will continue to liaise with NORA and any other national bodies supportive of objectives relevant to our area.
18. We will use our best endeavours to protect our area from the adverse consequences of inappropriate licensing decisions.

Originally prepared by Adrian Vinson in July 2012, amended and updated by Jerry Gillen, Chairman, February 2019.