

Building our community and heritage

Community led planning

Updated 2016

Part 4 - Policies

Contents

Policies – developed in consultation with the local community	2
Introduction:.....	2
4 Policies.....	2
Underlying principles and general policies.....	2
4.1 The environment and landscape	3
4.2 The infrastructure & highway access	3
4.3 Housing – All settlements	4
4.4 Housing - Trefonen.....	5
4.5 Housing - Treflach.....	6
4.6 Housing - Nantmawr	6
4.7 Agriculture, equine and commercial buildings	6
4.8 Walls	7
4.9 Employment.....	7
Policies and recommendations generally outside the remit of the Council, the planning authority	8
4.10 The community	8
4.11 The environment and landscape	8
4.12 Traffic and transport.....	9
4.13 Employment.....	9
4.14 [<i>Heritage, tourism</i>], sport and leisure	9

Policies – developed in consultation with the local community

Introduction:

The Village Design Statement 2006 was formally recognised by Oswestry Borough Council on 30th October 2007 as a statement about future development from local people and as part of the Local Development Framework evidence base. At meetings on 20 February and 30 October 2007 Oswestry Borough Council approved those recommendations which appear as follows in blue as **material planning considerations** in the determination of future planning applications.

We, the community, place on record our wish that these remain in place, as our consultations show that they command very wide support.

On 25 August 2006 all the 2006 recommendations were adopted by Oswestry Rural Parish Council as policy. We ask the Rural Parish Council to confirm their adoption of the policies which follow, keep them under review, and press relevant bodies for their implementation. We have used the responses to the consultations carried out by the Parish Council in our deliberations.

Proposals for new policies are in italics.

We encourage participation in the 'Big Conversation', Shropshire Council's consultation on the services local communities wish to promote and enjoy.

4 Policies

Underlying principles and general policies

- All development proposals must be considered for their impact on the local communities of Trefonen, Treflach and Nantmawr, and on the infrastructure, particularly the roads and lanes, and the special landscape character of the area.
- The three settlements are discrete entities, with Trefonen, the largest, being particularly compact and well defined. The character of each village must be maintained by the protection from development of the fields and land surrounding the existing settlements.
- No change of use or redevelopment of the two public houses, or of the shop and post office, should be permitted, as this would leave the community without reasonable access to such facilities and the communication networks they afford to the residents. The shop and post office in Trefonen are particularly important as there are no such facilities in Treflach or Nantmawr.

Part 4 – Policies

4.1 The environment and landscape

- 4.1.1 Landmarks and strategic views in and out of the settlements must be protected and promoted.
- 4.1.2 There should be no ribbon development on the approaches to any of the settlements.
- 4.1.3 The preservation of the remaining, but significant, sections of Offa's Dyke is imperative.
- 4.1.4 Native species of trees and shrubs/hedges should be planted to retain the landscape and to benefit wildlife.
- 4.1.5 The yew tree in All Saints' Church yard should be retained for its natural and historical value.
- 4.1.6 Any landfill planning application for Nantmawr Quarry should be turned down, in the interests of protecting the important landscape and environmental assets and in keeping with the current demands to re-cycle waste
- 4.1.7 There should be a study of the possibility and desirability of developing Treflach Quarry as a wildlife site to include a consideration of the road safety and access.

4.2 The infrastructure & highway access

- 4.2.1 The rural character of the Oswestry to Nantmawr (unclassified) road, with its hedgerows, walls and current width, should not be threatened or changed by widening. It should be further enhanced and preserved by the planting of a few trees in the fields adjoining the road on the approaches to the villages, and with some in the hedgerows.
- 4.2.2 *[A footpath, possibly inside the hedgerow, between Trefonen and Treflach should be developed for safety reasons. Consideration should be given to cycle paths and solar powered speed sensitive signs.]*¹
- 4.2.3 The design of new vehicular access to existing properties and potential development sites in the villages should not destroy the contribution to their special character made by the narrow lanes themselves and the hedgerows and stone boundary walls. Standard 'estate' visibility requirements will not always be appropriate.
- 4.2.4 Consideration should be given to weight restrictions on lanes too narrow to accommodate heavy vehicles, particularly to prevent further erosion of the verges.
- 4.2.5 The Highways Authority should review the appropriateness and effectiveness of road signs. Fewer, more effective signs, in keeping with the rural environment, would be welcomed.

¹ Added 2016 update

Part 4 – Policies

4.2.6 In any new development or replacement programme the lamp posts should be changed for more attractive street furniture from the heritage/classic ranges, not made of concrete. They should conform to the Shropshire Council Climate Change Strategy. They should be equipped with either high pressure sodium down lights or white lights, which should be fitted with suitable controls and switched off between midnight and 6.00 a.m.

4.3 Housing – All settlements

4.3.1 Further development must respect the characteristics of the villages, particularly with regard to the sense of space. Any replacement dwelling or extension must sit well within its plot, with the footprint similar to the relationship between existing nearby buildings and their sites.

4.3.2 Diversity is an important characteristic. In any future development, houses of different designs next to one another should be preferred. Any semi-detached dwellings should, if possible, incorporate different styles for each dwelling within the pair so that they are asymmetric but complementary.

4.3.3 New development must encourage variable building lines, while avoiding mutual overlooking.

4.3.4 The scale or proportion of buildings should complement and reflect surrounding dwellings and buildings.

4.3.5 Prominent rear views of properties should be appropriately designed and landscaped to shield prominent garden furniture and sheds. Close boarded fencing should be avoided or shielded by the planting of a hedgerow of naturally occurring species.

4.3.6 Roof lines should be broken and varied. Roofs should be low pitched to reflect the vernacular style and keep views as open as possible.

4.3.7 Detail makes a difference and should be encouraged in brick work, particularly around windows and under eaves and in the use of brick corbels.

4.3.8 Extensions should be subsidiary to the original building. On the road elevation, window shapes and styles must be continued. Materials used should match the original or be sympathetic to them and the area. Roof lines should be varied in height and orientation to add variety in form and shape; there should be no large, unrelieved expanses of roof.

4.3.9 Gates and driveways should respect the rural situation of the village and avoid the urbanisation of brick and high walls. Wooden and wrought iron gates are to be preferred and the use of pea gravel promoted, in particular to aid drainage.

4.3.10 Where a chapel has been taken out of use, its outward appearance should be retained as a historical feature.

4.3.11 Provision should be made on each property for the collection and use of rainwater runoff from roofs.

Part 4 – Policies

- 4.3.12 Lime based mortar, wooden window frames and environmentally friendly and sustainable materials should be used if at all possible.
- 4.3.13 Energy conservation measures should be incorporated within properties. [*This should be a requirement for new properties and owners of existing properties are encouraged to consider implementing such measures*]².

4.4 Housing - Trefonen

- 4.4.1 The character of Trefonen must be maintained by the protection from development of the open land and countryside of outstanding beauty which surrounds the present settlement. There are no sites outside the former development boundary suitable for development.
- 4.4.2 The area of land at the entrance to Chapel View, known as Chapel Green, should be promoted as a public open space with an appropriate tree planting scheme.
- 4.4.3 Part of the field next to Chapel Green, bordered by Chapel Lane and the Oswestry Road, should, if it ever became available, be considered for development as a public open space for community use, to complement Chapel Green.
- 4.4.4 With the exception of small scale, individual [*infill, renovation or brownfield development to provide small houses and bungalows*]³ if a specific local need can be proven, there should be no further residential development in Trefonen. Any future development must be able to demonstrate that the infrastructure, particularly vehicular access, is sufficient and that it does not threaten the wellbeing of others. The narrow lanes will not support development.
- 4.4.5 There should be no further residential development in the centre of the village, in order to allow the development of the public amenity aspects of this area. [The centre of the village is defined as the area on either side of the main road through the village, which includes All Saints' Church, the Barley Mow public house and its micro-brewery, the Band Box/hairdresser's, the war memorial and the grass beside it, the surrounding houses and the Village Stores and Post Office.]
- 4.4.6 The Barley Mow is a particularly attractive feature of the village centre. The car park area should be further enhanced by landscaping and softer detail: the planting of trees and bushes.

² Added 2016 update

³ Added 2016 update

Part 4 – Policies

- 4.4.7 Open plan properties do not sit comfortably in the rural location. Low, local stone walls or hedges are the preferred boundary markers. In any future development, the developer should not be allowed to impose a covenant prohibiting the erection of a boundary.
- 4.4.8 The old Victorian post box in the wall at the entrance to Bellan Lane should be preserved as a local landmark.
- 4.4.9 A tree, or trees, should be planted on the grass beside the war memorial.
- 4.4.10 There should be a tree planting scheme for Martins Fields and a review of the landscape features of all the small areas of open space at road junctions, to encourage the natural habitat and the rural identity of the village. In particular the junctions of Woodland View, School Lane and Brooklea Close, and Old Post Office Lane and Silverdale Drive should be considered.

4.5 Housing - Treflach

- 4.5.1 Any limited development should be confined to small groups of two or three individual dwellings within or immediately abutting the existing development boundary. Over the last few years properties have only been built on infill sites. Further development, if any, should be on the same kind of site.
- 4.5.2 The size and character of new properties should be individual. In both new and restored or extended properties, stone walls and wooden windows are seen as desirable, whereas the use of white UPVC windows or doors should be discouraged.
- 4.5.3 There are significant trees which provide effective screening of the village properties. This feature should be protected by the use of appropriate tree preservation orders.
- 4.5.4 In the long term a solution to the access to Oak Lane needs to be found.
- 4.5.5 There should be no additional street lighting.

4.6 Housing - Nantmawr

- 4.6.1 Limited development of individual sites, which reflect the scale and density of the existing settlement, should be allowed to enable the local community to thrive.

4.7 Agriculture, equine and commercial buildings

- 4.7.1 Agricultural: these buildings should be sited and designed to reduce their apparent mass. Their impact should be reduced by screening, careful location within the local landform, or by locating close to existing farm buildings.

Part 4 – Policies

- 4.7.2 Stables and associated buildings should be sited in less prominent parts of paddocks and constructed of materials which complement the countryside.
- 4.7.3 Shops and business premises have a major visual impact. Owners should contribute to the appearance of the village by emphasizing the rural setting, using non-reflective signs and quieter colours.
- 4.7.4 Commercial or industrial development on a significant scale would be unsuitable.
- 4.7.5 Were small scale development ever to be proposed, the materials used should match those characteristic of the area, and buildings should be screened and noise abated. Boundary walls of local stone should be required. There should be provision for parking and turning within the site

4.8 Walls

- 4.8.1 Stone walls are an outstanding feature of the area. Those stone walls which exist should be maintained and kept in good repair.
- 4.8.2 Where possible those properties which have had open plan restrictions put on them should have these restrictions amended to allow the erection of low, local stone boundary walls.
- 4.8.3 Planning restrictions or covenants should be lifted on all open plan development in Trefonen to allow the erection of low, local stone, boundary walls, to bring these properties into keeping with the rest of the village and emphasise the rural character. This is particularly important in the centre.
- 4.8.4 In any future development, local stone should be used for boundary walls.

4.9 Employment

- 4.9.1 We would look positively on applications for small-scale development which enhances the sustainability of the settlements, without prejudicing the environment and the well-being of neighbours and the community.

Part 4 – Policies

Policies and recommendations generally outside the remit of the Council, the planning authority

4.10 The community

- 4.10.1 A web-site⁴ for the villages should be developed.
- 4.10.2 The Parish Magazine should be supported and promoted.
- 4.10.3 [*The financial assets of the former Broadplace should continue to be used to provide broadband facilities to the Village Hall, All Saints' Church and the Village Shop, and support the web-site, until they are exhausted*]⁵.
- 4.10.4 All public access buildings: Trefonen Village Hall, Trefonen Primary School, All Saints' Church, the Barley Mow public house, Trefonen village shop and post office, and the Treflach public house should be invited to join in dialogue about the incorporation within their premises of additional public services. Specific thought should be given to clinics and health services, to Citizens Advice, to internet access, to educational and social facilities and opportunities for people to meet informally.
- 4.10.5 A Youth Club⁶ and other facilities for young people should be promoted and supported.

4.11 The environment and landscape

- 4.11.1 Land and property owners should undertake regular maintenance (at recommended intervals) to keep hedges, verges, trees and waterways in good order.
- 4.11.2 Local people should contribute to a record of wild life activity and diversity and the record, which could be put on the web-site, be used to ensure the natural habitats are preserved.
- 4.11.3 Landowners and householders should protect existing wildlife environments and help create new habitats in the form of copses, hedgerows, ponds, and walls. Advice is available from the local Wildlife Trust and others.
- 4.11.4 Shropshire Council, working with local people and P3 groups, should ensure that public footpaths and rights of way are well marked and maintained.
- 4.11.5 Local councils should take appropriate steps when views of the countryside become blighted by litter, unsightly rubbish or dumped items.

⁴ Now set up as www.trefonen.org

⁵ Broadplace now closed

⁶ The Youth Club identified in the 2006 VDS has since closed.

Part 4 – Policies

- 4.11.6 A review of all the trees in the settlements should lead to the identification of significant trees with appropriate maintenance and preservation arrangements. A tree planting scheme should be drawn up and implemented as part of the review, working with Shropshire Council's Outdoor Recreation Team.
- 4.11.7 Open Reach should be encouraged to reduce the number of telephone poles and put cabling in ducts between poles.
- 4.11.8 Those stone walls which exist should be maintained and kept in good repair, as significant features of the villages. The Rural Parish Council should support restoration work where possible.

4.12 Traffic and transport

- 4.12.1 The Rural Parish Council should undertake a survey of the current public transport services and people's needs, including an exploration of a community transport scheme, and the possibility of extending existing volunteer driver schemes.
- 4.12.2 Consideration should be given to using the village shop or a central building as a point where local people may collect deliveries of packages, thus avoiding the need for delivery vans to use the lanes.

4.13 Employment

- 4.13.1 Rural tourism should continue to be promoted and developed, where this can be done without adverse impact on the countryside and wildlife.
- 4.13.2 Local producers (such as farm shops and dairies) and crafts people should be supported.
- 4.13.3 Opportunities for involvement in local services should be promoted, such as in the [Monday Evening Task Force]⁷, in youth work, [*the Community Café and*]⁸ in village businesses.
- 4.13.4 Broadband facilities should be further developed to aid locally based businesses.
- 4.13.5 The local web-site, www.trefonen.org, should be used to promote the tourist potential of the area.

4.14 [*Heritage, tourism*]⁹, sport and leisure

- 4.14.1 [*The significant heritage and history of the area should continue to be explored by local groups and applications for the scheduling and formal listing of outstanding features be pursued.*]

⁷ Added 2016 update

⁸ Added 2016 update

⁹ Added 2016 update

Part 4 – Policies

- 4.14.2 *Activities and facilities which attract tourists while preserving the rural identity of the area should be promoted.*
- 4.14.3 *New facilities to further promote social interaction, sport and leisure, where there is evidence of demand and interest from local people, should be the subject of public consultation and pursued if supported.*
- 4.14.4 *The improvement and maintenance of the existing sport and leisure facilities should be ensured, working where appropriate in partnership with Shropshire Council and other bodies.*
- 4.14.5 *Links with regional, national and international bodies which are concerned with the natural environment and heritage should be actively pursued.]¹⁰*
- 4.14.6 Sites of wildlife interest should be further developed.

¹⁰ Added 2016 update