

PLANNING APPLICATIONS:

HAVING YOUR SAY

Each application the Council receives is important to the people who make it and also those it may affect. We want you to be involved in the planning process. We promise to consider all comments carefully before making a decision. If an application is referred to Planning Committee for a decision it may be necessary to summarise your comments.

Planning applications that are determined by Planning Committee and which meet the certain criteria are eligible for public speaking. More information regarding the system of public speaking at Committee can be obtained from the Planning Section of the Council's web site.

You should be aware that the Local Government (Access to Information) Act 1985 allows anyone the right to examine the received copies of your representations. Your letter or e-mail will therefore be open to public viewing. When correspondence is made available for viewing through our website personal telephone numbers, email addresses and signatures will not be published. Please ensure that such details are not contained in your response.

MATERIAL PLANNING CONSIDERATIONS

In considering an application the Council has a statutory duty to have regard to the planning policies it has adopted, set out in the Borough Local Plan 2005, those of the National Planning Policy Framework and any 'material considerations'.

Common 'material considerations' include the following, although the list is not exhaustive:

- Loss of light
- Overshadowing
- Overlooking/loss of privacy
- Visual amenity (but loss of private view is not material)
- Layout and density of buildings
- Traffic generation/highway safety
- Noise, smells and disturbance resulting from use
- Loss of trees
- Design, appearance and materials
- Effect on listed building and conservation area
- Adequacy of parking

MATTERS THAT CANNOT NORMALLY BE TAKEN INTO ACCOUNT

These include:

- Private issues between neighbours, e.g. land/boundary disputes, damage to property, private rights of way, covenants etc.
- Loss of value of property.
- Matters controlled under building regulations or other non-planning laws e.g. structural stability, fire precautions etc.
- Problems associated with the construction period of any works, e.g. hours of work, noise, dust, construction vehicles, etc.

We hope this guide will help you give your views in an effective way.