

# **PLANNING: DEVELOPMENT CONTROL**

## **PUTTING YOUR VIEWS TO THE COUNCIL**

This is a brief guide to help you direct any views you may have on a planning application to those matters which the council is able to take into account in reaching a decision. It is not possible to include all matters that may arise in such short a short guide and, therefore, if you have any queries, please contact Customer Services on 01572 722577.

### **Material Planning Considerations**

In considering a planning application, the Council has a statutory duty to have regard to the provisions of the development plan and any other “material considerations”. The most common “material considerations” include the following, although the list is not exhaustive.

- ✓ Local, strategic, regional and national planning policies, including proposals in the development plan.
- ✓ Government circulars, orders and statutory instruments
- ✓ Previous appeal decisions
- ✓ Loss of daylight or sunlight
- ✓ Overshadowing/loss of outlook (but not loss of view)
- ✓ Overlooking / loss of privacy
- ✓ Highway issues: Traffic generation, vehicular access, highway safety
- ✓ Noise and disturbance resulting from use
- ✓ Smells
- ✓ Light pollution
- ✓ Hazardous materials/ground contamination
- ✓ Loss of trees
- ✓ Nature conservation
- ✓ Effect on listed buildings and Conservation Area
- ✓ Layout and density of buildings
- ✓ Design, visual appearance and materials
- ✓ Archaeology
- ✓ Risk of flooding
- ✓ Landscaping
- ✓ Disabled persons' access

### **Matters which cannot normally be taken into account**

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