

PLANNING APPLICATIONS

When considering a Planning Application, the District Council **can** take in to account comments regarding the following considerations:

Overshadowing	Adequate parking and servicing	Overlooking and loss of privacy	Overbearing nature of the proposal
Loss of trees	Loss of ecological habitats	Design and Appearance	Layout and density of buildings
Effect on listed buildings and Conservation areas	Access and highway safety	Noise and disturbance from the scheme	Public visual amenity (daylight / sunlight)
Disturbance from smells	Flood risk (EA and AW views are crucial)	Government policy (e.g. NPPF and NPPG)	Local Planning Policy
Statutory consultee responses	Site history and previous decisions	Affordable housing	Fear of crime
Local economy	Cumulative impact	Personal circumstances (rare)	Site history

The District Council **cannot** take in to considerations regarding:

Impact on property values	Profit	Ownership of land	Right of access
Work already done	Commercial competition	Moral objections	Loss of view (Private)
Restrictive covenants	History of the applicant	Change from previous schemes	Matters covered by other legislation

When responding to a consultation request from the District Council, the Parish Council should give one of the following four replies:

Response	When would it be appropriate to use this response
“Parish Council have no objections”	<ul style="list-style-type: none"> A small in insignificant application An application for retrospective permission when there is no objection to the work done
“The Parish Council object on the following planning grounds...”	<ul style="list-style-type: none"> An application where Councillors or neighbouring residents have objections – Objections must correspond to one or more of the above considerations to have any weight
“The Parish Council do not object but wish to make the following comments...”	<ul style="list-style-type: none"> Use when certain conditions are suggested. It is assumed that if the conditions are <i>not</i> applied by the District Council the Parish Council’s view would be one of ‘objection’.
“The Parish Council supports the application”	<ul style="list-style-type: none"> Used to show a positive response, e.g. the building of a new community facility that the Parish Council had been campaigning for.