

SANDIACRE PARISH COUNCIL

When commenting on planning applications, please ensure that what you say is relevant to planning, as the Borough Council can only take into account material planning considerations and will ignore all other comments.

Relevant planning issues include the following:

MATERIAL CONSIDERATIONS

1. Adequacy of parking provision / loading / turning
2. Archaeology
3. Conservation area: Impact upon the character or appearance
4. Contaminated land
5. Design: Including visual appearance and finishing materials, layout, scale, density
6. Disabled persons' access
7. Effect on listed buildings and Conservation Areas
8. Environmental matters
9. Flood risk
10. General amenity
11. Hazardous materials
12. Highway matters: Highway safety issues/road layout/vehicle access
13. Impact on community & other services
14. Impact on important trees
15. Impact on the character or setting of a listed building
16. Landscaping
17. Light pollution / Obtrusive lighting
18. Local drainage issues
19. Local planning policies and guidance
20. Loss of important open space
21. Loss of light – daylight/sunlight
22. Loss of privacy to a room through distance
23. Loss of trees / green space
24. National planning policies and guidance
25. Nature conservation - Effect on wildlife from noise, smell and pollution
26. Noise, dust, fumes and smells (Disturbance from...)
27. Odours
28. Overdominance
29. Overshadowing
30. Planning history of the site
31. Previous planning decisions (including Appeal decisions)
32. Privacy
33. Proposals / policies in the Local Development Plan
34. Public rights of way
35. Public safety and crime prevention
36. Regional planning policies and guidance
37. Retail impact
38. Sustainability
39. Traffic generation
40. Visual impact and amenity (but not loss of view)
41. Water environment (risk of flooding)

Design

Guidance in PPS1 asks Local Planning Authorities to require schemes to meet proper standards of urban design, sustainability and sense of place. This does not mean that new development must copy what exists in the locality.

New developments should be designed to the highest possible standards of the day while respecting the massing, scale, proportion, and materials of their surroundings.

General amenity

Amenity is a general term that is used to describe the character of a place: its appearance, environmental quality and even its ambience. Factors that can affect amenity include the existing landscape or townscape of the area, land use, the siting, layout and external appearance of development, and the design and landscaping of buildings.

Highway Safety

All development generates or attracts traffic. It is essential that any increases in traffic caused by a development are safely catered for. This issue usually affects the access to the development from the public highway, but can also involve works to the highway system itself.

NON-MATERIAL CONSIDERATIONS

1. A planning application has been submitted retrospectively
2. Applicant's motives
3. Commercial competition
4. Fence lines / boundary positions
5. Issues covered by other legislation e.g. Highways Act
6. Loss in property value
7. Loss of a private view
8. Ownership disputes
9. Personal morals or views about the application
10. Private disputes between neighbours e.g. land ownership
11. Restrictive covenants