

COMMENTING ON A PLANNING APPLICATION

Planning Officers / Committees can only take account of what are called **Material Planning Considerations**.

The Local Development Plan, Planning Policy Wales and other statutory planning guidance are key considerations but Officers must show they have taken full regard to other material issues. The weight given to them may be variable. The lists below are not exhaustive but cover the main points.

Comments on the following CAN be taken into account:

- Layout and density of building design, visual appearance and finishing materials
- Inadequate or inappropriate landscaping or means of enclosure
- Loss of sunlight; overshadowing/loss of outlook to the detriment of residential amenity (not loss of view)
- Overlooking and loss of privacy
- Highway issues: traffic generation, vehicular access, safety
- Noise, odour / fumes resulting from use, including proposed hours of operation
- Capacity of physical infrastructure, e.g. drainage systems
- Deficiencies in social facilities, e.g. spaces in schools
- Development of contaminated land
- Loss of, or effect on, trees
- Impact on landscape
- Adverse impact on nature conservation / biodiversity
- Effect on Listed Buildings, Scheduled Monuments and Conservation Areas
- Incompatible or unacceptable uses with existing developments
- Local gain – such as road improvements or play areas offered as part of a scheme.

Greater weight is attached to issues raised which are supported by evidence than solely by assertion.

The following are not considered relevant and will NOT be taken into account .

- Matters controlled by building / non-planning regulations e.g. structural stability, fire precautions, matters covered by licences etc.
- Private issues e.g. land/boundary disputes
- Loss of property value
- Loss of view
- Personal dislike of a proposal / proposer or users of the proposed development
- Private rights of access, covenants, ancient and other rights to light etc.
- Construction issues e.g. noise, dust, construction vehicles
- Opposition to the principle of development when already agreed by outline planning permission or appeal
- Applicant's personal circumstances unless exceptional e.g. disabled facilities
- Previously made objections/representations
- Factual misrepresentation of the proposal
- Opposition to business competition

Comments may be made on Powys Planning Portal or by e-mail to planning@powys.gov.uk (state application number) or by letter to Planning Department County Hall Spa Road Llandrindod LD1 5LG within 21 days of the posting of the application.

If you wish the Town Council to be aware of your comments please send a copy to townclerk@montgomery-wales.uk