

# Planning Comments

## Planning comments

Ringshall Parish Council is advised of all planning applications within the Parish. The Council does not have the power to veto these planning applications, but it can offer comment. Such comments must be on material considerations only.

## Material Considerations

The following list is not necessarily exhaustive:

- Listed building status
- Use classes of the building
- Derelict or redundant status
- Planning policy, including the Local Plan
- Economic issues – generally relating to industrial/commercial use, traffic and jobs
- Effects on areas of Outstanding Natural Beauty
- Planning history of the application site
- S.106 agreement for that development
- Relationship to adjacent sites, especially ancient monuments
- Highways, access and rights of way
- Access to services
- Local views, especially if based on parish plan or design statement
- Visual impact
- Privacy
- Noise and smell
- Related decisions
- Cumulative impact

## Non-planning matters

These are matters that the Parish Council should not comment on.

- The applicant
- Land ownership
- Private Rights
- Restrictive covenants
- Property values
- Competition or loss of view
- Construction noise
- Anti-social behaviour of applicant
- Future use
- Solely the level of objection (petitions etc.)
- Those covered by other legislation