

Guidance on Reviewing and Commenting on Planning Applications

In formulating a response to a planning application, Councillors are asked to provide planning reasons for any refusal/objection. Material considerations include:

- a development plan (including the local plan or neighbourhood plan)
- a site's planning history (including earlier applications)
- accessibility
- traffic
- roads and parking
- archaeology
- a neighbourhood or community plan or design statement.

Below are examples of factors, which are the grounds on which planning permission is most likely to be refused (Note: this list is not intended to be definitive):

1. Will the proposed scheme have an adverse impact on the residential amenity of neighbours, in terms of (among other factors) noise*, disturbance*, overlooking, loss of privacy, overshadowing, etc.
[*note that this does not include noise or disturbance arising from the actual execution of the works, which will not be taken into account, except possibly in relation to conditions that may be imposed on the planning permission, dealing with hours and methods of working, etc. during the development].
2. Does the proposed scheme represent unacceptably high density/over-development of the site, especially if it involves loss of garden land or the open aspect of the neighbourhood?
3. Will this scheme have an adverse visual impact on the character of the surrounding area?
4. Will the design of the scheme have an adverse impact on the local area? (Consider: bulk and massing, detailing and materials, if these form part of the application).
5. Is the proposed scheme over-bearing, out-of-scale or out of character in terms of its appearance compared with existing development in the vicinity?
6. Is the proposed scheme within a Conservation Area? If so, will this adversely affect of the character and appearance of the Conservation Area? [NCC Planning Policy No 15]
7. Is the proposed scheme near a Listed Building? If so, will this adversely affect the setting of the Listed Building?
8. Would the proposed scheme adversely affect highway safety or the convenience of road users? [Have Highways at NCC provided technical evidence to back this up?].

Guidance note on objecting to an application:

NB: The following points will not be taken into account in deciding on the acceptability of the proposed scheme in planning terms:

- The precise identity of the applicant;
- The racial or ethnic origin of the applicant, their sexual orientation, religious beliefs, political views or affiliations or any other personal attributes;

- The reasons or motives of the applicant in applying for planning permission (for example if the development is thought to be purely speculative);
- Any profit likely to be made by the applicant;
- The behaviour of the applicant;
- Nuisance or annoyance previously caused by the applicant [unless this relates to an existing development for which retrospective permission is being sought];
- Concerns about possible future development of the site (as distinct from the actual development which is currently being proposed);
- Any effect on the value of neighbouring properties

Lesbury Parish Council reviewed and accepted this Guidance on Reviewing and Commenting on Planning Applications at a meeting of the Council held on 28 September 2021.

Lesbury Parish Council reviewed and accepted this Guidance on Reviewing and Commenting on Planning Applications with the insertion of 7 bullet points of material considerations in paragraph 1 at a further meeting of the Council held on 24 September 2024.