Appendix B Amended Consultation Letter to Parish Councils on Planning Application.

<Name, Address>

This letter (with no plans attached) has been emailed to the Parish Council prior to sending out in the post, and for information to Ward Members. Details, plans and documents relating to the application below can be viewed by the following link <planningwebpage address>. Please use, whenever possible, the online form for your Council's response.

Date: <current date>

Dear Sir/Madam,

Proposal:
Application Ref:
Location:
Applicant:

We welcome any comments your Parish Council wishes to make, but ask that they are made using either the online web form available, or on the form below and returned **no later than 21 days from the date of this letter.** After the expiry of this period, the District Council may determine the application without receipt of your comments.

Should you wish to request that the application be considered by the District Council's Planning Committee, please state the material considerations and planning reasons. Examples of material considerations can be found below. The Chairman of the District Council Planning Committee will respond to all reasonable requests.

The Parish Council: - (Please delete appropriately)

Supports

Objects

Has no recommendation

Comments:

The Parish Council *does/does not** request that the application be referred to the District Council Planning Committee *(please delete)

Note: Where a Parish Councils requests that an application is determined by Planning Committee there is real value and importance in Parish Council representatives attending Planning Committee to support their comments. Please note that the Parish Council can be represented at Planning Committee by any of it Councillors or the Parish Clerk (with the approval of their Parish Council).

Signed......Date.....Date.....Date.....Date.....

What are Material Considerations?

A material consideration is a matter that should be taken into account in deciding a planning application or appeal against a planning decision.

Examples of material considerations can include (but are not limited to).

- Overlooking /loss of privacy
- Loss of light/overshadowing
- Highway Safety
- Traffic
- Parking
- Noise
- Layout and density
- Design, appearance and materials
- Effect on listed Building and Conservation Areas
- Nature Conservation and or impact on protected trees or the landscape.
- Disabled Person's access
- Government Policy
- Compliance with the Local Plan.

The following are **not normally** issues that can be taken into account:

- Loss of property value
- Issues of market competition
- Loss of a view
- The applicant's motive, character or personal circumstances
- Matters covered by other legislation including restrictive covenants
- Issues relating to landownership/property boundaries.
- Moral or religious Issues.