

HURLEY PARISH COUNCIL

PROCEDURE FOR CONSIDERATION OF PLANNING APPLICATIONS IN PARISH MEETINGS

1. Members of the public who wish to speak in respect of any planning application due to be considered by the Parish Council will be asked to do so during “Public Question Time” when the meeting will be closed to allow this. Ideally, advance notice should be given to the Clerk and those wishing to speak should register their name with the Clerk at the commencement of the meeting.
2. Fifteen minutes are allowed for Public Question Time and this may be extended at the discretion of the Chairman in exceptional circumstances.
3. Either persons wishing to object or support an application will be allowed three minutes to address the meeting. If several people have the same interest in an application, it is advised that a spokesperson is appointed to speak for three minutes.
4. Once the meeting is re-opened, members of the public are welcome to listen to the Parish Council’s deliberations but there will not be opportunity for further comment from the public.
5. The Chairman will introduce each application in turn, according to the planning agenda and will seek the Parish Council’s agreement to bring forward any applications that residents/interested parties have attended to speak about.
6. The Councillors who carried out a visit to the site in question, prior to the meeting will give a brief explanation of the plans.
7. A report will then be given on any correspondence received.
8. A Councillor may request through the Chair, permission to address a member of the public in order to clarify a point.

ISSUES THAT CAN AND CANNOT BE TAKEN INTO CONSIDERATION DURING CONSIDERATION OF A PLANNING APPLICATION

ISSUES MAY INCLUDE:

- The Borough Council's Development Plan
- Government Planning guidance
- Highway safety and traffic
- Noise, disturbance, and smells resulting from the proposed development
- Design, appearance and layout
- Conservation of buildings, trees and open spaces
- Impact on the appearance of the area
- Effect on the level of daylight and privacy on neighbouring properties.
- Need to safeguard the countryside or protect species of plant or animals.
- Planning case law and previous decisions
- Requirement for development
- Planning history of the site.

MATTERS WHICH CANNOT BE TAKEN INTO CONSIDERATION INCLUDE:

- Matters covered by other laws apart from planning, such as alcohol and licensing, or construction techniques.
- Private property rights such as covenants
- The Developer's identity, morals, motives or past record.
- Effect on the value of neighbouring properties.
- The fact that development has already started.
- Trade objections based on competition.
- Moral objections such as objection to gambling or pubs.
- Loss of a particular view.
- Inconvenience or other problems caused by building works.