



CORBY BOROUGH COUNCIL

MAKING COMMENTS ON A PLANNING APPLICATION

When dealing with a Planning Application the Borough Council will undertake publicity and notification. This can be carried out by means of site notice, press notice or written notification depending on the application. This allows comment or representations to be made by interested parties.

Only representations made in writing will be taken into account. To ensure comments are taken into account these should be made within the period shown on the notice or letter. The application and its plans are available for inspection during normal office hours (9.00 am to 5.00 pm Monday to Friday). It is usually helpful if these are viewed before writing to be aware of how a scheme may affect you.

Please note that any written comments will be placed on the application file which is open to public inspection. They may also be summarised in a future Committee Report.

In deciding an application, the Council has to consider the implications of the scheme in the "public interest" based on Development Plan Policies, Central Government Policy Advice and any other "material considerations".

Matters which may be material considerations will depend on the type, nature, scale and location of the development but may include the following:

- Relevant Planning Policies
- Highway Safety/Traffic Impact
- Visual Impact/Design
- Potential nuisance through noise/odours
- Affect on Trees
- Loss of Privacy
- Affect on Conservation Areas and Listed Buildings
- Overshadowing, Dominant or Oppressive Impact

Matters which cannot normally be taken into account are:

- Property Values
- Commercial harm to businesses through competition
- That work has been commenced or completed without permission
- Objecting to the Principle of Development which has already been addressed through an allocation in an up to date Development Plan or via an Outline Planning Permission
- Land ownership, boundary disputes or other property rights including legal covenants
- Inconvenience caused by building works
- Personal remarks about the applicant
- Matters controlled through other legislation
- The applicant's motives or personal circumstances
- Loss of private views