

**COUNCIL MEETING
21 SEPTEMBER 2015**

ISSUES THAT ARE CONSIDERED RELEVANT IN PLANNING DECISIONS

The list below sets out those issues which are considered relevant and those which are not considered relevant in the consideration of planning applications.

RELEVANT CONSIDERATIONS	PLANNING CONSIDERATIONS WHICH ARE NOT RELEVANT
<ul style="list-style-type: none"> • Local Development Framework • Development Plan documents • Supplementary planning documents • The Statement of Community Involvement • The annual monitoring report • Government planning guidance • The Council’s corporate policies • Highway safety and traffic levels • Noise, disturbance and smells resulting from the proposed development • Design, appearance and layout • Conservation of buildings, trees and open land • Flood risk • Impact on the appearance of the area • Effect on the level of daylight and privacy of existing property • Need to safeguard the countryside or protected species of plant or animal • Planning case law and previous decisions • The need for the development • The planning history of the site 	<ul style="list-style-type: none"> • Private property rights such as covenants • The developer’s identity, morals, motives or past record • Effect on the value of your property • The fact that development has already started • Loss of a private view • Inconvenience or other problems caused by building works • Private neighbour disputes