Responding to planning applications

The planning process

West Suffolk Council is the Planning Authority for Risby. Planning applications can be viewed on the West Suffolk Council website https://www.westsuffolk.gov.uk/

Once an application has been submitted and validated, statutory consultees will be notified about the application. Risby Parish Council is a statutory consultee. The Parish Council can submit a response which may, or may not, be taken into account by West Suffolk Council. Parish councils have 21 days to respond.

Most planning decisions will be made by planning officers under delegated powers. Some applications will be referred to West Suffolk Council's Development Control Committee which is made up of district councillors.

Preparing a response

The Design and Access Statement provided by the applicant provides information about the application and often links in with planning policy.

A planning application can only be decided on planning grounds (material considerations). Effect on property value and loss of view are not material considerations. Information about how to respond can be found on the West Suffolk Council website at https://www.westsuffolk.gov.uk/planning/vieworcommentonplanningapplications.cfm

Valid material considerations

- Loss of sunlight
- Overshadowing
- Overlooking and loss of privacy
- Highway issues: traffic generation, vehicular access, highway safety, parkin
- Noise or disturbance resulting from use
- Smells and fumes
- Capacity of physical infrastructure, e.g. in the public drainage or water systems
- Deficiencies in social facilities, e.g. spaces in schools
- Storage & handling of hazardous materials and development of contaminated land
- Loss or effect on tree or trees on the site with Tree Preservation Orders
- Adverse impact on nature conservation interests and biodiversity opportunities
- Effect on listed buildings and conservation areas
- Layout and density of building design, visual appearance and finishing materials
- Inadequate or inappropriate landscaping or means of enclosure
- May set a precedent (for example building in gardens)
- Over development of the site
- Out of keeping with the street scene (the materials and design)
- Access onto the highway may be a hazard to other traffic
- Impact on/or proximity to a listed building
- The site hosts rare plants or protected wildlife like bats and crested newts

Non- material Considerations

- Impact on the value of a neighbouring property
- The applicant is planning to move once planning permission has been granted
- The applicant is in a dispute with a neighbour about the boundary
- There is a covenant on the property
- There will be a lot of construction vehicles on the site
- Loss of view
- Applicant's personal circumstances (unless clearly relevant, for example provision of facilities

for someone with a physical disability)

- Problems arising from the construction period of any works
- Previously made objections/representations regarding another site or application
- Factual misrepresentation of the proposal

Conservations Areas

Parts of Risby are within a Conservation Area. Conservation areas are places of architectural or historic value. If you live within the Conservation Area you may need planning permission to carry out some types of building work. For more information about conservation areas visit https://www.westsuffolk.gov.uk/planning/Conservation/conservationareasandappraisals.cfm

Trees in a Conservation Area

If you are planning any works to a tree in a Conservation Area you need to give West Suffolk Council six weeks' notice. You need to let them know in writing by submitting a Trees in a Conservation Area Application. There is no charge to apply. For more information visit https://www.westsuffolk.gov.uk/planning/protected-trees.cfm