

Ludgvan Parish Council

Guidance to Councillors – Planning

Ludgvan Neighbourhood Plan documents:

- [Ludgvan Neighbourhood Plan](#) (draft, pending referendum in 2021)
- [Ludgvan Parish Design Statement](#)

Cornwall Council Local Plan and other related policies – available on the Cornwall Council website at [this link](#)

Material Considerations

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

Material considerations can include (but are not limited to):

- National planning policy and guidance
- Draft policy (which gains weight the further along in the process it is)
- Environmental impacts, landscape value, nature conservation
- Social impacts (eg loss of privacy, light or overshadowing, noise)
- Highway safety, parking, traffic
- Design, access, materials and appearance of the proposal
- Planning history of the site
- Layout and density of building

The following are not material considerations for planning decisions:

- Loss of views
- Whether or not the applicant owns the site
- Negative impact on property values
- Competition between individual businesses
- Moral considerations (eg religious objections)
- The cost of the development
- Issues covered by other legislation (eg building regulations)
- The character of the applicant.

Probity in Planning – (2019, published by the Local Government Association and the Planning Advisory Service

https://www.local.gov.uk/sites/default/files/documents/34.2_Probity_in_Planning_04.pdf

includes:

- Councillor and officer conduct
- Registration and disclosure of interests
- Predisposition, predetermination, bias

Appendix 1 Flowchart of councillors' interests

