



Northumberland Association of Local Councils

### **Material Planning Considerations**

**To be material a matter must relate to the “purposes of planning”, the views of local councils and other consultees can only be taken into account by the planning authority if they are material. Such comments must always bear in mind that**

*“The purpose of the planning system is to contribute to the achievement of sustainable development. (Paragraph 6, National Planning Policy Framework)”*

- National Policy
- The local planning authority’s planning policies (including Neighbourhood Plans)
- Overlooking/loss of privacy
- Loss of light or overshadowing
- Parking, means of access, highway safety and traffic
- Noise, odours
- Effect on listed building and conservation area
- Layout and density of building
- Design, appearance and materials
- Nature conservation
- Flood Risk
- Crime Prevention and Community Safety
- Previous planning decisions
- Views of Parish and Town Councils
- Views of statutory consultees: Highway Authority / Environment Agency / English Heritage / Sport England / Others (neighbouring LPA, H&SE, etc.)

### **Non Material Planning Considerations**

- Loss of view
- Negative effects on the value of other properties
- Land ownership or restrictive covenants
- Applicant’s personal circumstances or past conduct (unless exceptional such as relating to a physical disability in certain circumstances)
- Business competition
- Matters controlled under building regulations or other non-planning legislation
- Disabled person’s access
- The nature of the applicant or owner
- Prospect of a “better” proposal

*These are subject to any changes in national legislation or planning policy*