

Portreath Parish
Council

Our Role in the
Planning Process as
Consultees



PORTREATH
PARISH COUNCIL

Comments we can make as Consultees Have to be material planning considerations

- Overlooking – Overshadowing - Overbearing
- Highways Issues
- Layout and density of buildings
- Appearance and design of development and materials proposed
- Traffic and parking issues
- Drainage and flood risk
- Impact on character or appearance of area
- Effect on listed buildings and conservation areas
- Effect on trees and wildlife/nature conservation
- Planning policy, **including the NDP**



What we cannot comment on

- Disruption caused by developments
- Who the applicant is
- Business ethics of the applicants
- Speculation of further development - ***can only comment on the application before us***
- Loss of Views
- Loss of property value
- Loss of trade or increased competition
- Rights of Way or Boundary Disputes
- Maintenance of Property
- Speculated future use of the development

Public participation in meeting

- Maximum time for public participation is 15 minutes
- Maximum time per person is 3 minutes, a little longer if someone is speaking on behalf of a group
- Be short and to the point
- Try not to repeat what's been already said – if you do we will move you on
- Try not to repeat what's on the planning portal – we have read your comments and note the strong opposition to this proposal and why
- We will take a count of how many of you support and how many object so all voices will be represented