Mabe Parish Council

Guidance to Councillors – Planning

Cornwall Council Local Plan and other related policies – available on the Cornwall Council website at this link

Mabe Neighbourhood Plan is the emerging parish-level planning policy. Councillors can keep up with the latest progress and documents via:

the neighbourhood plan website: https://www.mabendp.com/

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:

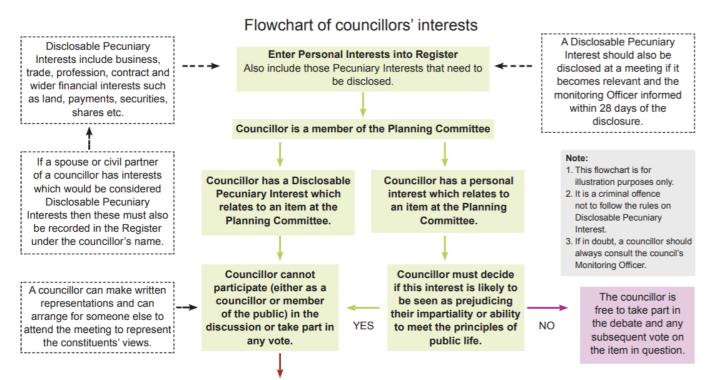
- Loss of views
- Whether or not the applicant owns the site
- Negative impact on property values
- Competition between individual businesses
- Moral considerations (eg religious objections)
- The cost of the development
- Issues covered by other legislation (eg building regulations)
- The character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



Councillor must leave the room if Council's Standing Orders require it or if continuing presence is incompatible with the Council's code of conduct or it would contravene the principles ofpublic life. Special dispensation can be sought in exceptional circumstances.