

## MATERIAL PLANNING CONSIDERATIONS

Windermere & Bowness Town Council (WBTC) planning sub-committee and The Lake District National Park Authority (LDNP) can only take into account 'material planning considerations' when looking at responses to a planning application. The most common of these are shown below:

- Loss of light or overshadowing
- Overlooking/loss of privacy
- Visual amenity (but not loss of private view)
- Adequacy of parking/loading/turning
- Highway safety
- Traffic generation
- Noise and disturbance resulting from use (not during the building work)
- Hazardous materials, contaminated land
- Smells and fumes
- Loss of trees
- Effect on listed building, conservation area or archaeological interest
- Layout and density of building
- Design, appearance and materials
- Landscaping
- Road access
- Local, strategic, regional and national planning policies, including emerging policies
- Government circulars, orders and statutory instruments
- Previous planning decisions (including appeal decisions)
- Nature conservation & biodiversity issues
- Deficiencies in community/social facilities i.e. spaces in schools
- Capacity of local infrastructure i.e. public drainage or water systems
- Incompatible or unacceptable uses

Windermere & Bowness Town Council planning sub-committee and The Lake District National Park Authority cannot take into account matters which are sometimes raised but are not normally planning considerations such as:

- The perceived loss of property value
- Private disputes between neighbours
- The loss of a view
- The impact of construction work or competition between firms
- Restrictive covenants
- Ownerships disputes

- Personal morals or views about the applicant
- Boundary disputes

The weight attached to material considerations in reaching a decision is a matter of judgement for the decision-taker. However, they are required to demonstrate that in reaching that decision they have considered all relevant matters.

Please note that generally greater significance is attached to issues raised which are supported by evidence rather than solely by assertion.

In objecting to an application, it is helpful to search using the address on the LDNP planning website. This will show any previous decisions about planning applications on the site.

For both objecting to and supporting an application it can be very helpful to look at the previous decisions made by WBTC through the planning subcommittee minutes (<https://www.windermere-tc.gov.uk/planning-sub-committee-meetings.html>) and through information and previous decisions on the LDNP Planning website (<https://www.lakedistrict.gov.uk/planning>).

#### HOW WINDERMERE & BOWNESS TOWN COUNCIL FIT INTO THE PLANNING PROCESS

The planning authority for Windermere, Bowness and Troutbeck is the LDNP, they make the final decision about planning applications. Once a planning application has been received by LDNP it is sent to Windermere & Bowness Town Council as a statutory consultee. It is also posted on the LDNP planning website along with all associated documents including letters of support or objection. Printed notices are displayed outside the land which the application relates to, often on a lamppost.

The application will be considered at the next WBTC planning sub-committee meeting where the public can attend and speak. Written submissions will also be considered. These should also be sent to the LDNP planners. If people wish to speak in support or objection to an application on the agenda they have a three minute slot at the start of the meeting and the sub-committee members may also ask questions.

The sub-committee read all the submissions and plans on the LDNP planning website. They also visit the sites where possible. They are volunteers who spend hours each month working through all the information.

If the WBTC sub-committee approve or have no comment on the application, it will then usually be decided by a LDNP planner who will also take into consideration all the evidence listed on the application website.

If the sub-committee recommend refusal of the application, it will then be referred to the LDNP Development Control Committee for a decision to be made. For more information about speaking at the Development Control Committee please consult the LDNP website.

*The planning process or objecting to an application can seem daunting but there is a lot of advice on the LDNP website, and their duty planner can be contacted on 01539 724555.*

*If you wish to come along to the WBTC planning sub-committee meeting or would like to contact the clerk about a written submission please email [clerk@windermere-tc.gov.uk](mailto:clerk@windermere-tc.gov.uk) or call 07476967581.*