

# **Wicklewood Parish Council – Planning Application Process**

Wicklewood Parish Council is not a Planning Authority.

Parish Councils are only Statutory Consultees in the planning process. This means that they only have the right to be informed of planning applications within the parish.

As “Statutory Consultees” Parish Councils have no powers to approve or reject planning applications. They can only comment on planning applications or not comment on an application.

Wicklewood Parish Council is consulted by the relevant Planning Authority (which is usually South Norfolk District Council) on all planning applications within the parish of Wicklewood.

Wicklewood Parish Council may also be consulted by the Planning Authority on planning applications near the parish of Wicklewood if they consider they could have an effect on the parish of Wicklewood.

Any views expressed by a Parish Council will be taken into account by the Planning Authority before a decision is made, providing the points made are relevant to the determination of a planning application.

The final decision is made by the Planning Authority, not the Parish Council.

Wicklewood Parish Council will only comment on what are known as “material considerations.

What are material considerations? (Extract below from Planning Portal)

A material consideration is a matter that should be taken into account in deciding a planning application or on an appeal against a planning decision.

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

- Overlooking/loss of privacy
- Loss of light or overshadowing
- Parking
- Highway safety
- Traffic
- Noise
- Effect on listed building and conservation area
- Layout and density of building
- Design, appearance and materials
- Government policy
- Disabled persons' access
- Proposals in the Development Plan
- Previous planning decisions (including appeal decisions)
- Nature conservation

However, issues such as loss of view, or negative effect on the value of properties are not material considerations.

The comments agreed in the Parish Council meeting are submitted in writing by the Parish Clerk to the relevant planning authority.

If the Parish Council does not have any valid comments on the planning application the Parish Clerk will submit a “No Views” comment to the relevant planning authority.