



LOOE TOWN COUNCIL
KONSEL TRE LOGH

Responding to Planning Applications in Looe

Anyone can comment on a planning proposal whether or not they live next door to the application site. Once a planning application is registered and given a reference such as PA16/12345, notifications will be sent to the relevant consultees and to abutting neighbours. One has 21 days in which to comment and a decision has to be made within 8 weeks in most cases and 13 weeks for major developments. If you consider a proposed development will affect you, you are encouraged to make your opinions known to the local planning authority, Cornwall Council, and to the Town Council.

How do I make a comment?

Comments can be submitted online via Cornwall's website, by email to planning@cornwall.gov.uk, or by post to the relevant planning office within the 21 day statutory publicity period. Although representations will continue to be accepted up until the decision date, it is important to meet any deadline to be sure they are fully considered. They should not be offensive, inflammatory or libellous. Your letter should give reasons which relate to the planning application and to planning matters considered relevant as follows:

✓ Relevant material considerations:

- National Planning Policy (NPPF 2012)
- Development Plan documents e.g. the Caradon Local Plan
- The emerging Cornwall Local Plan
- Supplementary planning documents
- The Statement of Community Involvement
- The Council's corporate policies
- Highway safety and traffic levels
- Floodrisk
- Effect on daylight levels and privacy of an existing property
- Noise, disturbance and smells resulting from the proposed development
- Design, appearance and layout
- Conservation of buildings, trees and open land
- Impact on the appearance of the area
- Need to safeguard the countryside or protected species of plant or animal
- Planning case law and previous decisions
- The planning history of the site
- The need for the proposed development

✗ Matters not considered relevant:

- Private property rights such as covenants
- The developer's identity, morals, motives or past record
- Effect on the value of your property
- The fact that development has already started
- Loss of a private view
- Inconvenience or other problems caused by building works
- Private neighbour disputes

What else can I do?

Contact Looe Town Council with a copy of your comments to Cornwall Council. The Town Council is an official consultee and makes recommendations to the planning authority based on local input. It holds monthly planning meetings which the public can attend and ask to speak. You may also like to approach your local town or county councillor for further assistance.

Please keep this fact sheet for future reference

Information provided by **Looe Town Council**, The Guildhall, Fore Street, East Looe, PL13 1AA.
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