



## Protocol for commenting on planning applications

Ponsanooth Parish Council is a statutory consultee to the planning application process, receiving planning applications for consultation from Cornwall Council as Local Planning Authority.

In commenting on such consultations the Parish Council will, having regard to any advice from the Neighbourhood Development Plan Steering Group, refer to this protocol.

First and foremost the Parish Council places a high level of importance to the presence of the World Heritage Site in its considerations.

### Issues that the Parish Council will take into account in planning decisions

Relevant considerations	Planning considerations which are not relevant
<ul style="list-style-type: none"> <li>• The Cornwall Local Plan</li> <li>• The Ponsanooth Neighbourhood Development Plan*</li> <li>• Development Plan Documents</li> <li>• Supplementary Planning Documents</li> <li>• Government planning guidance (NPPF and NPPG)</li> <li>• The Ponsanooth Parish Council Vision Document</li> <li>• Any relevant documents and strategies from the Falmouth and Penryn CAP</li> <li>• Highway safety and traffic levels</li> <li>• Noise, disturbance and smells resulting from the proposed development</li> <li>• Design, appearance and layout</li> <li>• Conservation of buildings, trees and open land</li> <li>• Flood risk</li> <li>• Impact on the appearance of the area</li> </ul>	<ul style="list-style-type: none"> <li>• Private property rights such as covenants</li> <li>• The developer's identity, morals or motives</li> <li>• Effect on the value of your property</li> <li>• Loss of a private view</li> <li>• Private neighbour disputes</li> </ul>

<ul style="list-style-type: none"><li>• Effect on the level of daylight and privacy of existing property</li><li>• Need to safeguard the countryside or protected species of plant or animal</li><li>• Planning case law and previous decisions</li><li>• The need for the development</li><li>• The planning history of the site</li></ul>	
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- Currently in draft form, expected to be adopted 2024

Version 1.0 (document to be updated annually)

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