

Planning Applications

A brief guide to planning

The local planning authority, Wiltshire Council, notifies all planning applications that affect the Parish Council for their consideration and comment.

Donhead St Andrew Parish Council, as a statutory consultee of Wiltshire Council, is then asked to comment on all planning applications within the Parish.

The Parish Council is consulted for its local knowledge but **does not** determine a Planning Application, we are a statutory consultee.

Decisions are made by the Wiltshire Council planning officers using delegated powers or by the planning committee made up of Wiltshire Council Councillors. Their decisions are based upon Planning Policies set out in the Local Plan, Planning Policy Statements (PPS) and Government Guidance (NPPF).

Alongside the [Wiltshire core Strategy](#), we would ask developers to ensure their proposals are also in line with the [Cranborne Chase AONB Management Plan](#) and the [Donhead St Andrew Village Design Statement](#).

Wiltshire Council must consider, but not necessarily follow, the views or recommendations of the Parish Council.

The Parish Council's comments upon individual planning applications considered at meetings are included in their minutes which are available on the Parish Council website.

The Parish Council has the right (separate from supporters & objectors) to speak at the planning meetings if they feel strongly enough about a particular development.

How do I view the plans?

Usually details of planning applications affecting a property are posted up in public by the Wiltshire Council close to that property and immediate neighbours are written to.

Full details of planning applications also appear on [Wiltshire Council's web site](#), and you can also make comments on applications through this site.

What comments will be considered?

The key point to remember is that you can only comment on 'material considerations' that affect the application. These include items such as:-

Government Guidance, Planning Policy Guidance and Statements

History - previous decisions, particularly appeals,

Comments from consultees,

Amenity e.g. privacy, sunlight, daylight, noise and smell,

Highway safety,

Nature, archaeology conservation and landscape,

Impact upon adjacent land use,

Design,

Human Rights Act,

And many others.

What won't be considered?

Wiltshire Council will not consider matters that are not material or relevant to the application as these are outside the boundaries of the planning process and are regarded more as civil matters between parties. These include things like;

Loss of value,

Loss of view (although a detrimental impact on a long public view is a material consideration),

Viability, including matters such as party walls and structures,

Private rights (access),

A change from a previous scheme,

Moral issues,

Restrictive covenants,

Land ownership,

Competition,

The development has already taken place prior to an application being submitted.

You may also make comment to the Parish Council at the appropriate meeting, but the Council is not obliged to pass on any such comments to the planning authority.

The Parish Clerk will be able to tell you when a particular application is due to come before the Parish Council.