



NEWTON PARISH COUNCIL

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To all residents:

The latest planning application from Newton Nottingham LLP. **(24/01174/FUL)** is to erect 3 training pylons.

In order for the training area & towers to be erected, there will be a loss of public open space, residents' orchards & the approved allotments.

The Rushcliffe Borough Council Planning Officer has agreed to extend the date for a public response to the proposals to **19th Sept. 2024**

Over the years, the Parish Council has spent a huge amount of time considering various applications and having discussions with Borough Council Planners. Although the plans are acceptable within planning guides, we consider that no account has been taken of the impact on residents.

We ask that each resident object to this application, using information below that explains issues that a Borough Planning Officer has to consider.

The more residents who put objections on RBC website, the better the chances of influencing decisions.

The Parish Council next meeting is Weds 18th Sept at 7.00pm at the ATC. Building

We hope you will be able to attend, as we are to discuss the application in more detail.

With best wishes

Bill Banner
Clerk
Newton Parish Council

19 August 2024

MATERIAL PLANNING CONSIDERATIONS

Local Planning Authorities can only consider 'material planning considerations' when looking at comments and objections to a development proposal. The most common of these (although not an exhaustive list) are:

- 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
 - 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
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Local Planning Authorities cannot take into account matters that 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
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The weight attached to material considerations in reaching a decision is a matter of judgement for the decision-taker, however, the decision-taker is required to demonstrate that in reaching that decision that they have considered all relevant matters. Please note that, generally, greater weight is attached to issues raised that are supported by evidence rather than solely by assertion