

Isle of Anglesey County Council Public Speaking at Planning Committee

General

The onus is on you to find out whether a particular application will be referred to the Committee for a decision. You can do this by contacting the Planning Department.

You will be expected to present your views courteously and with proper respect for the opinions of others.

The Committee can decide to approve or refuse the application on the day. Alternatively, the Committee can decide to defer the decision so that a Site Visit can be arranged or to gain further information. In such cases, you will not be allowed to address the Committee again at a future meeting.

What types of issues are relevant?

The planning system exists to regulate the development and use of land in the public interest. Agreed planning policies are contained in Authority's Development Plan along with national planning legislation and guidance.

These planning policies are the most important consideration in deciding planning applications because they set out the guidance of how land should be developed.

The following is a brief list of the types of relevant issues which can be considered by the Authority:

- Compliance of the proposals with the Development Plan policies and national legislation and guidance.
- How the proposal relates to the surrounding area in terms of design, appearance and layout.
- Whether the proposal would significantly overshadow or have a serious oppressive or overbearing impact.
- Whether the proposal would result in a serious loss of privacy to adjoining properties thereby affecting residential amenity.
- The effect of parking, traffic and road safety.
- Unacceptable noise and disturbance to adjoining residents.
- Flood risk.
- Impact on trees, listed buildings and conservation areas.

No matter how strongly you feel, if an issue raised is not relevant to the planning process then the Authority will not be able to take it into consideration in making a decision. The Authority cannot refuse planning permission simply because people object, or approve it because many people are in support.

The Authority cannot take into consideration issues you raise relating to:

- Personal details of the applicant
- Moral issues
- The alleged character and behaviour of an applicant
- Loss of views
- Devaluation of property
- Covenants affecting properties
- Land ownership or boundary disputes
- Trade objections from potential competitors.

Can I appeal against a decision?

Only the applicant can appeal against a decision.