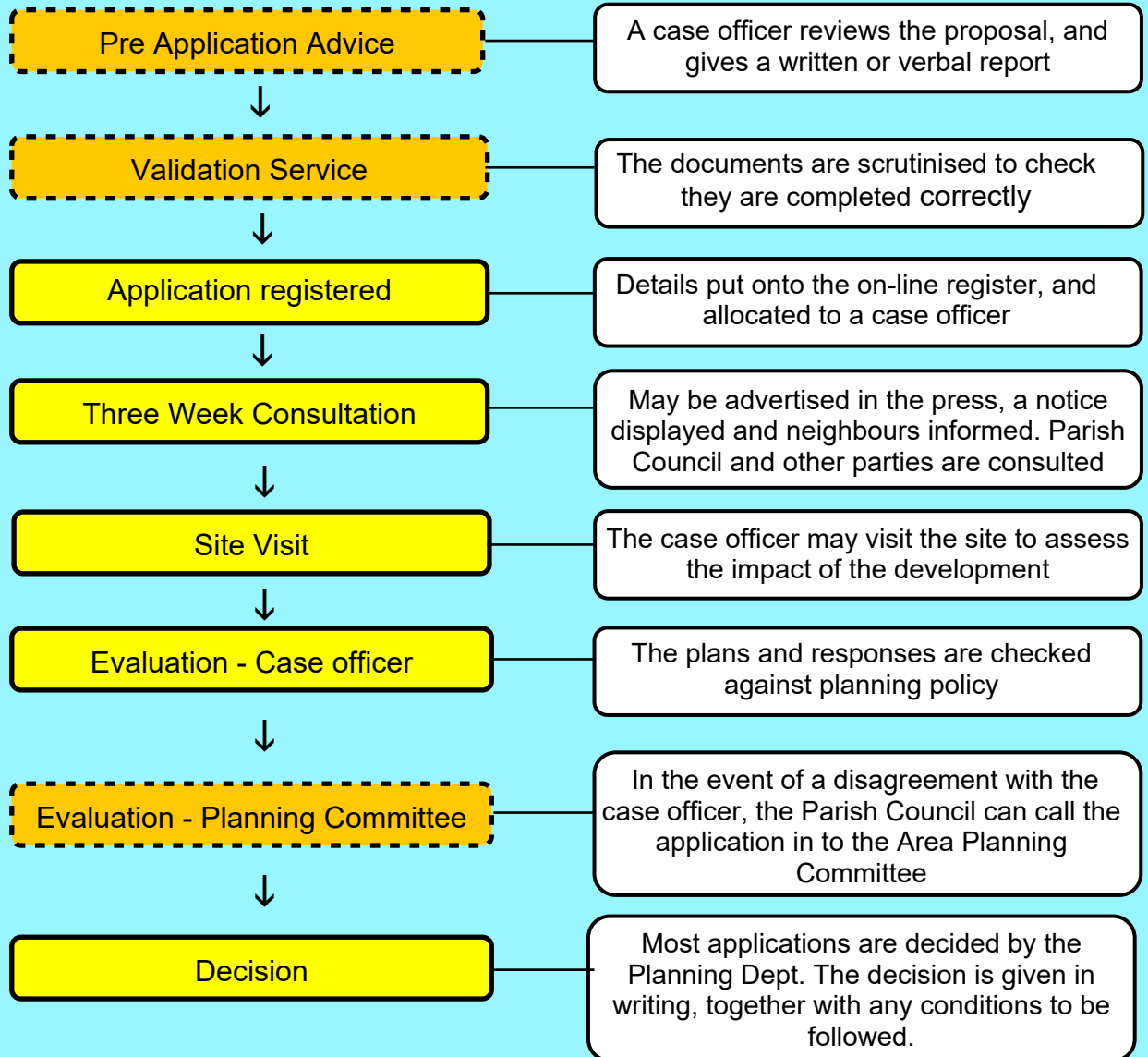


The Planning Process



A full explanation can be found at www.cornwall.gov.uk/environment-and-planning

Planning Considerations

These issues can be taken into account when a planning application is considered

- Planning policies, government advice, & Neighbourhood Plans
- Impact on the local community
- Impact on the surrounding buildings and environment
- Design, appearance and layout of proposed development
- Problems with site access or parking
- Highway safety and traffic
- Specific features that should be retained on the site
- Permanent noise, disturbance, smells or other problems for local residents
- Suggestions to improve the development
- Improvements to local amenities

This list is not exhaustive

Issues which cannot be taken into account (unless in exceptional cases)

- Loss of view
- Loss of property value
- Personal circumstances
- Temporary disturbance during construction (but conditions can be imposed)