

SHROPSHIRE COUNCIL PLANNING SERVICES

APPLICATION TYPES & COMMENTING

App Code	App Description	31 days to comment unless otherwise stated; or For Information Only	Prior Notification where stated (see attached notes)
ADV	Application to Display Adverts	Invite Comments	
AGR	Agricultural Notification	Invite Comments – 21 days	Prior Notification
AMP	Amendments to Approved Plans	For Information Only	
CON	Conservation Area Consent	Invite Comments	
COU	Change of Use	Invite Comments	
CPE	Certificate Existing Lawful Use/Dev	Invite Comments	
CPL	Certificate Proposed Lawful Use/Dev	For Information Only	
DEM	Demolition Notification	For Information Only	
DIS	Discharge of Condition	For Information Only	
EIA	Environmental Impact Assessment	Invite Comments	
FUL	Full Planning Application	Invite Comments	
HAZ	Hazardous Substance Consent	For Information Only	
HHE	General Permitted Development Extensions	For Information Only	
HRM	Hedgerow Removal Consent	Invite Comments	
LBC	Listed Building Consent	Invite Comments	
MAW	Minerals and Waste	Invite Comments	
OHL	Overhead Electricity Lines	For Information Only	
OUT	Outline Application	Invite Comments	
P3JPA	Prior Approval Office to Dwelling	Invite Comments	Prior Notification
P3KPA	Prior Approval to a School	Invite Comments	Prior Notification
P3MPA	Prior Approval from Agri to Offices/Shop	Invite Comments	Prior Notification
PCAPA	Prior Approval from Shop to Bank	Invite Comments	Prior Notification
PFMPA	Prior Notification Temp Film Making	Invite Comments	Prior Notification
PIAPA	Prior App from Shop or Bank to Dwelling	Invite Comments	Prior Notification
PMAPA	Prior App from Agri to School or Nursery	Invite Comments	Prior Notification
PMBPA	Prior App from Agricultural to Dwellings	Invite Comments	Prior Notification
PRCPA	Prior Approval to Restaurant/Cafe A3	Invite Comments	Prior Notification
PSDPA	Prior approval Storage/Dstrb to Dwelling	Invite Comments	Prior Notification
PSPPA	Prior Approval of Solar PV Non Domestic	Invite Comments	Prior Notification
REG3	Reg 3 - SC development	Invite Comments	
REG4	Reg 4 - SC development by others	Invite Comments	
REM	Reserved Matters	Invite Comments	
SCO	EIA Scoping Opinion	For Information Only	
SCR	EIA Screening Opinion	For Information Only	
TCA	Works to Trees - Conservation Area	Invite Comments – 14 days	
TEL	Telecommunications Notification	Invite Comments	Prior Notification
TMPCOU	Temporary Change of Use	Invite Comments	
TPO	Works to Trees	Invite Comments	
VAR	Variation of Condition	Invite Comments	

Material Considerations for Planning Applications

The Planning Portal advises on what is considered to be a material consideration in determining a planning application.

https://www.planningportal.co.uk/faqs/faq/4/what_are_material_considerations

A material consideration is a matter that should be taken into account in deciding a planning application or on an appeal against a planning decision.

Material considerations can include (but are not limited to):

- Overlooking/loss of privacy
- Loss of light or overshadowing
- Parking
- Highway safety
- Traffic
- Noise
- Effect on listed building and conservation area
- Layout and density of building
- Design, appearance and materials
- Government policy
- Disabled persons' access
- Proposals in the Development Plan
- Previous planning decisions (including appeal decisions)
- Nature conservation

However, issues such as loss of view, or negative effect on the value of properties are not material considerations.

The Shropshire Council website adds:

<http://new.shropshire.gov.uk/planning/applications/commenting-on-an-application-faqs/>

When commenting on an application you should be aware that the following areas are not considerations:

- No one has a right to a view from their property. We cannot control the effects of new development on the outlook from an existing property, except in the general case of residential amenity;
- Impact on the valuation of property;
- The cost of a development is not a material consideration, and we have no jurisdiction to protect developers from expensive projects;
- Loss of trade or increased competition;
- A personal interest or a civil dispute;
- Generally speaking, personal circumstances are not a material planning consideration.

Prior Notification Type Applications

Where detailed in the list on page 1 the application has been submitted under the prior notification procedure, which is within the Town and Country Planning (General Permitted Development) (England) Order 2015 the Council can only consider a limited scope of issues. Each application type has a different set of issues as listed below. Any other comments made on these types of applications cannot be considered as material considerations.

AGR – Agriculture Notification

The local planning authority can only consider siting, design and external appearance of the building.

P3JPA – Prior approval office to dwelling

The local planning authority will need to look at the following:

- (i) Transport and highway impacts of the development;
- (ii) Contamination risks on the site; and
- (iii) Flooding risks on the site.

P3KPA – Prior approval to a school

The local planning authority will need to look at the following:

- (i) Transport and highway impacts of the development;
- (ii) Noise impacts of the development; and
- (iii) Contamination risks on the site.

P3MPA – Prior approval from Agricultural to Office/Shop

The local planning authority will need to look at the following:

- (i) Transport and highway impacts of the development;
- (ii) Noise impacts of the development;
- (iii) Contamination risks on the site; and
- (iv) Flooding risks on the site.

PCAPA – Prior approval from Shop to Bank

The local planning authority will need to look at the following:

- (i) Noise impacts of the development;
- (ii) Odour impacts of the development;
- (iii) Impacts of storage and handling of waste in relation to the development;
- (iv) Impacts of the hours of opening of the development;
- (v) Transport and highways impacts of the development;
- (vi) Whether the new development would be undesirable for the building; and
- (vii) The Siting, design and external appearance of the facility.

PFMPA – Prior notification temp film making

Class E development is permitted subject to the condition that—

- (i) Any structure, works, plant or machinery provided under the permission must, as soon as practicable after the end of each filming period, be removed from the land; and
- (ii) The land on which any development permitted by Class E has been carried out must, as soon as reasonably practicable after the end of the filming period, be reinstated to its condition before that development was carried out.

PIAPA – Prior approval from Shop or Bank to Dwelling

The local planning authority will need to look at the following:

- (i) Transport and highways impacts of the development;
- (ii) Contamination risks in relation to the building;
- (iii) Flooding risks in relation to the building;
- (iv) Whether the new development would be undesirable for the building; and
- (v) The design or external appearance of the building.

PMAPA - Prior approval from agricultural to school or Nursery

The local planning authority will need to look at the following:

- (i) Transport and highways impacts of the development;
- (ii) Noise impacts of the development;
- (iii) Contamination risks on the site; and
- (iv) Flooding risks on the site;

PMBPA – Prior approval from agricultural to Dwelling

The local planning authority will need to look at the following:

- (i) Transport and highways impacts of the development;
- (ii) Noise impacts of the development;
- (iii) Contamination risks on the site;
- (iv) Flooding risks on the site;
- (v) The design or external appearance of the building;
- (vi) The scale of the curtilage of the unit; and
- (vii) Whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a dwelling.

PRCPA - Prior approval to restaurant/Café A3

The local planning authority will need to look at the following:

- (i) Noise impacts of the development;
- (ii) Impacts of the hours of opening of the development; and
- (iii) Transport and highways impacts of the development.

PSDPA – Prior approval storage/Distribution to Dwelling

The local planning authority will need to look at the following:

- (i) Impacts of air quality on the intended occupiers of the development;
- (ii) Transport and highways impacts of the development;
- (iii) Contamination risks in relation to the building;
- (iv) Flooding risks in relation to the building;
- (v) Noise impacts of the development; and
- (vi) Where the authority considers the building to which the development relates is located in an area that is important for providing storage or distribution services or industrial services or a mix of those services, whether the introduction of, or an increase in, a residential use of premises in the area would have an adverse impact on the sustainability of the provision of those services.

PSPPA – Prior approval of solar PV non domestic

The local planning authority will need to look at the following:

- (i) Solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the external appearance of the building;
- (ii) Solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the amenity of the area; and
- (iii) Solar PV or solar thermal equipment is removed as soon as reasonably practicable when no longer needed.

TEL – Telecommunications Notifications

The local planning authority can only consider the siting and appearance of the development.