

SECTION 34
DEVELOPMENT.

SCHEDULE 2

8/3/27
Schedule 1,
paragraph 33(c)(i)

BAD NEIGHBOUR DEVELOPMENT

The following are the classes of development specified for the purposes of paragraph 33(c)(i):-

- (1) the construction of buildings for use as a public convenience;
- (2) the construction of buildings or other operations, or use of land-
 - (a) for the disposal of refuse or waste materials, or for the storage or recovery of reusable metal;
 - (b) for the retention, treatment or disposal of sewage, trade-waste, or effluent other than-
 - (i) the construction of pumphouses in a line of sewers;
 - (ii) the construction of septic tanks and cesspools serving single dwellinghouses, or single caravans, or single buildings in which not more than 10 people will normally reside, work or congregate;
 - (iii) the laying of sewers; or
 - (iv) works ancillary to those described in sub-paragraphs (i) to (iii);
 - (c) as a scrap yard or coal yard; or
 - (d) for the winning or working of minerals;
- (3) the construction of buildings or use of land for the purposes of a slaughterhouse or knacker's yard or for the killing or plucking of poultry;
- (4) the construction or use of buildings for any of the following purposes:-
 - bingo hall
 - building for indoor games
 - casino
 - cinema
 - dancehall
 - funfair
 - gymnasium (not forming part of a school, college or university)
 - hot food shop licensed premises
 - music hall
 - skating rink
 - swimming pool
 - theatre, or
 - Turkish or other vapour or foam bath;
- (5) the construction of buildings for or the use of buildings or land as-
 - (a) a crematorium, or the use of land as a cemetery;
 - (b) a zoo, or wildlife park, or for the business of boarding or breeding cats or dogs;
- (6) the construction of buildings and use of buildings or land for motor car or motor cycle racing;
- (7) the construction of a building to a height exceeding 20 metres;
- (8) the construction of buildings, operations, and use of buildings or land which will-
 - (a) affect residential property by reason of fumes, noise, vibration, smoke, artificial lighting, or discharge of any solid or liquid substance;
 - (b) alter the character of an area of established amenity;
 - (c) bring crowds into a generally quiet area;
 - (d) cause activity and noise between the hours of 8pm and 8am; and
 - (e) introduce significant change into a homogeneous area.

regards,

ROGER LAIRD

8/3/27

There are some additional ways in which you can make sure your views are heard. Let your local councillor know about your comments - he or she is elected to represent you. Speak to your neighbours and other local people - do they share your views?

What is a valid comment?

Your letter should say clearly why you think the council should or should not grant planning permission. You can support a planning application as well as objecting to one! Matters which you might consider important are:

- Whether a building cuts out any sunlight and daylight to neighbouring homes.
- Whether a neighbouring home would become less private.
- Whether the proposed development will be too high or too close to a neighbouring home.
- Whether the development will spoil the quality or character of an area.
- Whether the development complies with the Structure Plan, Local Plan or national guidance on planning matters.
- Road safety and other traffic matters.
- Visual appearance such as design and materials.
- Increase in noise, nuisance and smell.

However, there are some matters which cannot be considered as strong planning objections:

- Issues covered by other law (such as the Licensing Board, Building Control legislation, feu superiors consent).
- Private legal disputes such as boundary or access rights.

- The developer's character, background or motives.
- Loss of financial value.
- The view from your home over someone else's land.

What we do with your comments

When we have received your letter we will write to you within 2 working days acknowledging your comments and telling you which planning officer is dealing with the application - you can contact that officer if you have any questions.

We will consider the points which you have raised and may need to take advice from other council services. A report will normally be written for the Area Committee (which is made up of the local councillors) we will consider the planning application and the points which you have raised. Your letter will also be photocopied and made available to all the members of the Area Committee who will take your views into account before deciding on the planning application. Where only a few objections are received the issues will be discussed with the local councillor and may be decided without reporting to the Area Committee.

After the decision on the planning application

Once a decision has been taken we will write to you as soon as possible telling you what the decision is and enclose a copy of the decision notice.

If the application is refused, the decision notice states the reasons why

If the application is approved, the decision notice will indicate whether the permission is limited or restricted in any way.