



HELSTON TOWN COUNCIL

Konsel an Dre Hellys

THE GUILDHALL • HELSTON • CORNWALL • TR13 8ST

E Mail: townclerk@helston-tc.gov.uk

Website: www.helston-tc.gov.uk

Tel: (01326) 572063

Pamela Lavelle Town Clerk



Procedures for Public Speaking at Planning Committee Meetings

Introduction

Helston Town Council is committed to public participation in the planning process. Members of the public are welcome to put their views on the planning proposal directly to the Planning Committee when planning applications are being considered. The purpose of this is to give you the opportunity to make your views known in person to the Committee. Letters of support or objection will also continue to be taken into account.

Who can speak?

Anyone who has an interest in any Application on the Agenda.

In the event of more than one person wishing to comment on an Application, the Council requests that points previously raised are not repeated. The Chair of the Planning Committee will use his/her discretion to guide speakers.

How much time will be allowed for speakers?

The normal time allowed for public participation is 15 minutes per the Agenda, although individuals can only speak for a maximum of 3 minutes unless the Chair permits otherwise.

Where an application engenders considerable public interest the Chair has the discretion to allow additional time.

When and where are meetings held?

Planning Committee meetings are held in the Guildhall at 6.15pm on the first and third Thursday of each month, unless otherwise advertised.

The meetings are advertised in the press, on Town Council notice boards and on the Town Council web site (www.helston-tc.gov.uk).

What is the procedure for speaking?

Your opportunity to speak is indicated on the Agenda and the Chair will ensure that everyone has an equal opportunity.

What will I be able to speak about?

This will depend on the application, but should be restricted to material planning considerations. Examples may include:

- Government guidance and Local/Structure Plan Policies
- The Development Plan
- Highway safety and impact of traffic in the environment
- Design, appearance and layout – visual impact
- Residential amenity – privacy, loss of light, overbearing, noise, smells
- Conservation of buildings, trees and open land
- Need to safeguard the countryside or protected species of plant or animal
- The need for development
- Previous planning history of the site

The following are examples of matters which are **not** material considerations and which cannot be taken into account by the Committee:

- Matters covered by other legislation
- Private property rights such as covenants
- The developer's identity, morals, motives or past record
- Effect on the value of your property
- The fact that the development has already started
- Trade objections based on competition
- Moral objections such as an objection to gambling or a pub
- Inconvenience or other problems caused by building works
- Private neighbour disputes
- Loss of a private view

Can I ask any questions?

Yes, but only during public participation.

How will my representations be recorded?

A summary of comments made are included in the Minutes.

YOU SHOULD NOTE that the final decision is made by Cornwall Council with the Town Council acting only in a consultative capacity. If you wish to make a written objection or to support the application you should address your letter to 'The Planning Department, Cornwall Council, PO Box 676, Threemilestone, Truro TR1 9EQ' and quote the Application reference.

If you have any questions please contact:

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