ADVICE FOR PARISH/TOWN COUNCILS COMMENTING ON PLANNING APPLICATIONS

The Local Planning Authority is under a statutory duty to determine planning applications within a statutory period of 8 weeks for minor applications and 13 weeks for major applications. It is therefore essential that the Parish Council ensure that comments on applications are made within the consultation period outlined in the covering letter. With the opportunity for electronic consultation, extra time cannot be given for matters beyond our control, e.g. a postal strike.

Planning applications **must** be determined having regard to material planning considerations, these can include:

- The development plan (SKDC Local Plan and County Structure Plan) is the starting point for all decisions
- In general terms, it is worth bearing in mind that the planning system operates to ensure the "control of land use in the public interest." Whilst matters of broader public interest will often coincide with the interests of individuals, businesses or groups of householders, there are also occasions that they will be in direct conflict. The significance of this in the day-to-day determination of applications is that the issues of most importance to individuals, especially householders, are often very much private in nature and have a minor, if any, role to play in a planning decision.
- A material planning consideration “Must fairly and reasonably relate to the application concerned”. Examples include:

  The number, size, layout, siting, design, external appearance of buildings and the proposed means of access, together with landscaping, impact on the neighbourhood and the availability of infrastructure. Living conditions for neighbouring residents.

Non - material considerations **can not be taken into account** by the District Council, these include:

- Devaluation of property.
- Personal opinion regarding the applicant.
- Commercial harm to other businesses from competition.
- That a lot of people have objected.
- The work was commenced without planning permission.
- Land ownership, Boundary disputes or matters referring to legal covenants.
- Loss of private view.
- Matters covered by other legislation (e.g. Alcohol Licences or Building Regulations).
- Objections based on moral, racial or religious opinion.
- Personal circumstances (except very rarely).
- How the District Council should consider the application.

South Kesteven District Council
Development Management
Council Offices, The Picture House,
St Catherine's Road, Grantham, NG31 6TT
Tel: 01476 406080
E-mail: planning@southkesteven.gov.uk
Web: www.southkesteven.gov.uk

SOUTH KESTEVEN DISTRICT COUNCIL

Graham Doney
Fenton Parish Meeting

Date: 21st August 2025

Dear Graham Doney

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) ORDER 2015
NOTIFICATION OF PLANNING APPLICATION

The District Council has received an application for development within your parish area. The particulars of the proposed development are as follows:-

Application No:	S25/1468
Applicant:	Mr Mark Crane
Proposal:	Use of land as shooting ground (for up to 106 days per annum).
Location:	Brandon Wood Clay Shooting, Brandon Road, Stubton, Lincolnshire, NG23 5DA
App Type:	Full Planning Permission (Major)
Case Officer: **Telephone Ext:** **Email:**	Venezia Ross-Gilmore venezia.ross-gilmore@southkesteven.gov.uk

The forms, plans and any other submitted documents can be viewed by clicking on the following link, using the format **S25/1468** :

www.southkesteven.gov.uk/planningsearch/

I would be grateful to receive any representations your Council may wish to make upon this application **no later than 12th September 2025.** Please note that failure to meet this deadline may result in the application being determined without your comments being taken into consideration.

Cntd....

You may now reply on **www.southkesteven.gov.uk** by following the Planning link, or complete the attached reply sheet and email back to **Planning@southkesteven.gov.uk** .

Yours faithfully

Venezia Ross-Gilmore
Senior Planning Officer
Development Management

South Kesteven District Council
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Council Offices, The Picture House,
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SOUTH KESTEVEN DISTRICT COUNCIL

NOTIFICATION OF PARISH/TOWN COUNCIL REPRESENTATIONS

Application No:	**S25/1468/FMD /VROSSG/PC1**
Applicant:	**Mr Mark Crane**
Proposal:	**Use of land as shooting ground (for up to 106 days per annum).**
Location:	**Brandon Wood Clay Shooting, Brandon Road, Stubton, Lincolnshire, NG23 5DA**
App Type:	**Full Planning Permission (Major)**

Your notice regarding this application was received on _____

❑ The Parish/Town Council do not propose to enter any representations with regard to the application.

❑ The Parish/Town Council's representations are as follows/overleaf/attached:-

NB: Please note that failure to meet the deadline 11th September 2025 may result in the application being determined without your comments being taken into consideration.

Signed: _____
Clerk/Chairman to Parish/Town Council

Date: _____