

Have Your Say SBC June 26 updates

Have your say on planning applications

Since 3rd February 2025, new planning comments, on our website, have not displayed the name and address of the person commenting.

However, comments made before this date will continue to include these details. More information can be found in our [privacy policy](#).

Publicising applications

Following receipt of a planning application, we carry out a period of publicity, to seek comments from people who may be interested in what is proposed.

It is a requirement that the Local Planning Authority (LPA):

- send written notification to properties directly adjoining the planning application site or
- post a site notice near to, or on the proposed site
- Where there is possible impact e.g. Listed Building, Conservation Area, Public Right of Way etc. we publish details in the local newspaper.

You do not have to live near a proposed site to have your say. Anyone can submit:

- objections and concerns
- support for the proposal
- general comments about the proposal

If there are repeat planning applications made on the same site, we will contact those who have made previous comments if a later application is submitted in a reasonable period.

What you can comment on

The LPA are required to consider all matters that relate to planning (planning considerations) including the following planning policies:

- national policy [National Planning Policy Framework](#)
- local plan policies and approved supplementary planning document. This information can be found on the local authorities' planning section of the website.

Comments received will be reviewed, but only planning considerations can be assessed. These planning considerations include:

- overshadowing or loss of light or privacy
- parking provision, additional traffic, or danger to highway safety
- noise, smells or disturbances
- impact on or loss of wildlife, trees, other important landscape features
- design, visual appearance and proposed materials
- effect on listed buildings and on the character of a conservation area
- layout and density of proposed buildings
- flooding

What you cannot comment on

We will not consider anything that includes:

- matters controlled by building regulations or other non-planning laws such as structural stability, fire precautions and environmental health
- private rights and issues between neighbours such as land ownership or boundary disputes or rights of way, property damage, covenants and private agreements
- loss of value to a property
- possible problems associated with building work such as working hours, noise, dust or construction vehicles
- private interests of objectors and competition between rival companies
- personal issues or circumstances relating to an applicant or business
- loss of a private view.

Comments must include:

- date
- the application number and site address
- your name and address

We will not publish or consider comments that:

- contain photos of people, video recordings, or personal details
- are racist, offensive, or inappropriate
- are marked confidential
- We are unable to consider anonymous comments i.e. do not include your name and address. Names and addresses have **not** been visible on comments published since 3rd February 2025. Please note, whilst personal details are not published, Planning officials within the local authority will have access to this personal information.

If you wish to remain anonymous, you can submit your comments to your local councillor who will submit them on your behalf

Your councillor will require: the application reference number, site address, your name, address, and date.

Comment deadlines

The deadlines for submitting comments are published on the site notice and in the letter sent to adjoining neighbours (normally 21 days). It will also be in the 'important dates' section of the planning website.

Send us a comment

All comments must be in writing. You can create an account on our [planning website](#) by clicking the register icon to:

- find details of current and historic applications
- register your interest on any site, road or defined area
- receive updates on any changes or new applications in your chosen areas
- submit your comments

You can also send us your comments by email planningcomments@midkent.gov.uk or by post to:

Mid Kent Planning Support
Maidstone House
King Street
Maidstone
ME15 6JQ

[What happens after you submit a comment.](#)

If your comment is submitted online or by email, you will get an automatically generated acknowledgement. If submitted by post, your comment will not be acknowledged.

We cannot respond personally to your comment due to the large number that are received. Comments will be summarised in the officer's report that assesses the planning application, and any significant and relevant matters will be addressed in the appraisal.

[Taking account of your comments](#)

Most planning applications are decided by planning officers, and these are known as delegated decisions. The Planning Committee of elected council members will make other decisions. The case officer for each application will make a report that:

- explains what the application includes
- summarises the comments received
- addresses material planning matters and policies

All comments will be considered before deciding the outcome of a planning application. The assessment will aim generally to protect the public interest rather than the interests of any individual.

If you have commented on an application that will be decided by the Planning Committee, we will tell you in writing:

- the date and time of the meeting
- where it will take place (normally at the Town Hall)
- details about your opportunity to speak (generally 3 minutes)

[Changes to applications before a decision is made](#)

There is no statutory requirement for further consultation if a change is made whilst a planning application is being assessed. The LPA will decide whether to do further consultation by checking if the:

- objections raised in the original consultation are substantial
- proposed changes are significant
- changes are more harmful than the original plans
- earlier comments already covered the proposed changes

We will decide who will be included and the response time. The need for publicity will be balanced against the need for efficient decision-making.

Application decisions

The target date for a decision can be found on the planning website under the important dates section (for most applications this is 8 weeks but can be shorter or longer). We aim to decide most applications within the target time, but the date may be changed if needed.

We cannot notify you when the decision is made or if an application is approved or refused. However, you can create an account [planning account](#) and opt in to be automatically updated when new documents are added to the application. All decisions are supported by the case officer's report and a decision notice. Both documents will be on the planning website under the documents section.

Appeals

Appeals against planning decisions are submitted to the Planning Inspectorate (PI). We will tell you about an appeal if your property adjoins the original application site, or if you submitted comments. We will advise about the:

- appeal details
- process to be followed
- timetable for a decision

All comments received before the application decision was made will be sent to the Planning Inspector. If an appeal is for a smaller proposal (i.e less than ten houses) after a change on the 1 April 2026 there is no opportunity to submit further comments as part of the appeal process.