

COLNEY HEATH PARISH COUNCIL

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PLANNING APPLICATIONS PRE-APPLICATION PROTOCOL

For the purposes of this protocol, a major application includes, but is not limited to, applications for multiple dwellings within or bordering the parish of Colney Heath.

1. GUIDANCE FOR COUNCILLORS AND DEVELOPERS

Colney Heath Parish Council recognises that pre-application discussions play an important role in major planning applications and welcomes the desire of developers to consult both the Council and the public more widely. However, the Council is also aware of the importance of public perception in planning and the need to avoid any appearance of secretive negotiations or collusion with developers. Any meetings held will be noted by the Parish Council or delegated officer of the Council and held on file.

2. PRE-DETERMINATION

In all meetings with developers, Councillors are reminded of the critical importance of not pre-determining their position on any future application. It is noted, however, that expressing a pre-disposition, for example of either 'welcome in principle' or 'concerns', is permissible.

3. INDIVIDUAL COUNCILLORS' DISCUSSIONS

If individual Councillors are approached by developers for informal discussions of possible future applications, all such requests should be notified to the Parish Clerk and referred to a public meeting of the Council.

4. PRE-APPLICATION PUBLIC CONSULTATIONS

The Council will, in general, encourage developers to carry out a local public consultation before submitting plans for major developments and those that are deemed to or could have a significant impact on the local community. Developers will be asked to provide:

- Assurance that submission is either already scheduled or firmly planned;
- An accessible venue with suitable scheduling to allow a wide range of people to attend;
- Sufficient publicity to reach all likely interested parties in a timely manner;
- A genuinely open mind and willingness to adapt plans in response to feedback.

This protocol will be reviewed every two years.