



## Oswestry Rural Parish Council

# PLANNING PRE-APPLICATION DISCUSSION POLICY

## Introduction

Developers are encouraged but have no obligation to enter into pre-application discussions with the planning authority, relevant stakeholders and the community prior to the submission of a formal planning application.

This policy sets out how the parish council will consider planning pre-application discussions with the intention of ensuring the best outcome for those within the parish, and details how the parish council's views will be communicated.

## Oswestry Rural Parish Council's involvement in pre-applications discussions

The Town and Country Planning Act 1990, Schedule 1: Local Planning Authorities: Distribution of Functions, Par. 8(1) provides: A local planning authority who have the function of determining applications for planning permission shall, **if requested to do so** to by the council of any parish situated in their area, notify the council of –

- a) Any relevant planning application; and
- b) Any alteration to that application accepted by the authority.

5) but they (LA) need not notify a council of any alteration which in their opinion is trivial.

In accordance with the above legislation the parish council is informed of all planning applications within the parish of Oswestry Rural.

The parish council will be involved in the pre-application process for the following reasons:

- It has a good understanding of its area and the community.
- To ensure growth within the parish is of the right type and in the right location.
- It provides an advocacy role for its residents by representing their views.
- The parish council needs to be involved in negotiations concerning community assets within the parish.

## Pre-application discussions

Pre-application discussions will be prompted by the developer contacting the parish council. The developer will be invited to attend a parish council meeting to give a presentation on development plans.

If individual councillors are approached directly by a developer, they must make it clear that any opinion expressed is personal and not that of the parish council as a corporate body.

## Confidentiality

There may be times when discussions with developers might need to be held privately and the parish council will decide whether any pre-application discussions should be confidential in accordance with the details provided by the developer.

Private discussions will only occur when:

- Shropshire Council, having processed the pre-application, is satisfied that the application meets the provisions of the Public Interest Test and should remain confidential, and the parish council is made aware of this.

- The developer has provided a compelling argument that the application is commercially sensitive, and disclosure of information would either prejudice or adversely affect future contract negotiations/transaction.

Otherwise, members of the public will not be excluded from discussions between developers and the parish council.

## Meetings

Discussions at pre-application meetings are informal and any decisions made must be ratified at a properly convened parish council meeting. Notes of meetings will be available to members of the public upon request.

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