

North Mymms Parish Council

Protocol for pre-planning application consultation

“Open and constructive pre-application discussions are an opportunity for local authorities and members of the public, agents or developers to work together to achieve developments that deliver benefits to the community and the economy. This can save time, costs and frustration and optimise the potential of a site.” extract from Welwyn Hatfield Borough Council’s website on Development Consultation Forums.

North Mymms Parish Council’s decision (March 2014 minute 185) not to meet with developers in respect of proposals for land in the Green Belt that would be inappropriate development applies, unless the site is identified as part of the emerging Local Plan.

For other proposals (including redevelopment of an already developed site), a consultation meeting with the developer may be held by either the Council or Planning Committee when required. Parish Council and Committee meetings are open to members of the public to attend and listen and the Council would normally refuse confidential meetings or discussions with developers.

The purpose of the pre-application meeting with a developer is to enable Councillors and members of the public to obtain information and understanding about proposed planning applications. It will not bind members or the Council to a view on a future planning application. The meeting is a fact-finding exercise that provides the opportunity for Councillors to ask questions and identify issues.

The developer may present details of the site, the background to the proposed development, information on the design and layout and the key issues that they have identified. Councillors can then ask questions of the developer to establish the factual basis of the scheme but Councillors cannot express an opinion about the development or the proposals. The Parish Council’s response on a proposed development has to be considered formally at a meeting of the Council or Planning Committee.

The Parish Council will not meet with developers if the planning application has already been submitted to the planning authority.

The Parish Council would endeavour to respond to pre-application consultations notified by the Planning Authority if possible (as time limit may sometimes be an issue). The Council wants to be open and transparent so ‘confidential’ consultation would not normally be considered.

Adopted by Council on 26 October 2022