

# Linkinhorne Parish Council Pre Application Planning Protocol

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## **Linkinhorne Parish Council will:**

- publish details of its pre application procedures and Parish Pre Application Profile on its Website together with information for potential applicants
- assist in facilitating Public Meetings in suitable, pre-agreed local locations
- share notes of discussions held during the pre-application process with Planning Authority. This could include minutes of meetings or a record of the discussion
- complete and refresh their Parish Pre Application Profile details annually to provide local knowledge to the applicant engaging in the pre application process
- refer requests for advice on Planning Policy to the Planning Authority

## **The Applicant will:**

- research the area of the proposed development to understand the local factors described in the Parish Pre Application Profile before approaching a Local Council to engage in a pre-application process
- share plans, supporting information and guidance given by the Planning Authority with the local council before attending local meetings and will allow the information to be left for any follow up comments to be made
- respect the role of the local council during the pre-application process; private lobbying of individual Local Council Members is not permitted
- meet all reasonable costs of hiring local facilities to hold public meetings

## **Cornwall Council will:**

- give a strong steer to Applicants to carry out public engagement work
- share any pre application advice given to the applicant by officers if requested (except in the case of confidential pre application enquiries)
- encourage the use of Planning Performance Agreements (PPA) including Local Council Liaison
- ensure joined-up working with other agencies in connection with pre application submissions
- encourage the use of the Cornwall Design Review Panel
- will adhere to the Pre application protocol when Cornwall Council is the planning applicant

Local Council Pre application Protocol – Planning Partnership Page Web link

<http://www.cornwall.gov.uk/environment-and-planning/planning/local-councils/planning-partnership-meetings>

## **Pre Determination**

In all meetings with developers, Councillors are reminded of the critical importance of not predetermining their position on any future application, as this could require them to take

no part in the discussion. It is noted however that expressing a prior view, or pre-disposition, for example of either 'welcome in principle' or 'concerns', is permissible. Taking a closed position to the development and adopting an 'over my dead body' approach to it may well be viewed as predetermination and if this is the case a Councillor would be unable to vote on the matter when it comes before their Local Council.

## **Guidance for Parish Councillors and developers**

Linkinhorne 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 critical need to avoid any appearance that the Council is conducting secretive negotiations or, colluding with developers.

### **Pre-application briefings**

The Council is, in general, willing to hold meetings with developers prior to public consultation on the following three conditions:

1. Full public consultation is either already scheduled, or firmly planned.
2. The meeting is open to the public to attend and has been reasonably advertised.
3. The developer meets all reasonable costs for the hosting of the public meeting including the provision of large scale paper plans for display purposes.

The policy of the Council is not to hold private meetings with developers unless there is a necessary and compelling reason that could be justified to the public (for example a strong commercial sensitivity, where a developer wishes to receive an initial steer before deciding whether to progress).

### **Pre-application public consultations**

The Council encourages developers to carry out full public consultation before submitting plans for major developments, on the following basis:

1. An accessible and convenient venue.
2. Sufficient publicity to likely interested parties, in good time.
3. Appropriate timings to allow as wide a range of people as possible to attend.
4. A genuinely open mind and willingness to adapt plans in response to feedback.

In general Councillors are advised not to attend separate private briefings as part of public consultation, but instead to attend with the public.

## **Individual Councillor's discussions**

Councillors must be aware of their obligations under the Council's Code of Conduct. Individual Councillors must not enter into informal discussions of possible future applications with a developer; to do so may lead to a complaint for a potential breach of the code. If it is considered that a site meeting is needed with the developer then individual Councillors are strongly advised to attend with other agencies (i.e. highways, officers from the Local Planning Authority) or the clerk and not on their own. Pre Determination In all meetings with developers, Councillors are reminded of the critical importance of not predetermining their position on any future application, as this could require them to take no part in the discussion. It is noted however that expressing a prior view, or pre-disposition, for example of either 'welcome in principle' or 'concerns', is permissible. Taking a closed position to the development and adopting an 'over my dead body' approach to it may well be viewed as predetermination and if this is the case a Councillor would be unable to vote on the matter when it comes before their Local Council.

## **Local Council Pre-application Protocol – Registration and Profile**

### **LINKINHORNE PARISH COUNCIL**

The pre-application protocol was adopted by the Parish Council on 13th March 2017 and the following profile details are submitted.

#### **Contact Details**

##### **Name, address, email & Phone number for Parish contact:**

Mrs Melanie Kilby  
Jean Ann  
Highbury  
Rilla Mill  
Callington  
Cornwall  
PL177PH  
clerk@linkinhorneparish.co.uk  
Tel: 07825665838

#### **Community Profile**

- 1267 Electorate.
- The estimated population of Linkinhorne parish is 1515 (1998). The parish has experienced a steady growth of 15.6% from 1981. In 2000, the Parish Survey, which was returned by 38.5% of parishioners, indicated that the population has a predominance of people in the 41 to 65yrs age group, (38% in survey and 25.5% in 1991 census), the national average being around 20%.
- Linkinhorne parish covers an area of 3207 hectares with a population density of 0.47 per hectare.

## **Local Facilities**

The facilities in the parish are:

- 3 Public Houses
- 2 Churches
- 2 burial grounds
- a very limited Bus service,
- 2 Post Office/Stores,
- a Tearoom,
- two public play grounds,
- two public toilets
- a Public car parks for moors v Heritage Centre,
- 2 Village halls,
- Sterts Arts & Environmental Centre,
- Mobile Community Library,
- Primary school and Pre-School.

## **Local Groups and organisations:**

- Archives Group;
- Tuesday Club;
- WI;
- History Group;
- Tuesday Trekkers;
- Whist drive;
- Short Mat Bowls;
- Social and Ballroom Dancing;
- Pilates;
- Linkinhorne Horticultural Society;
- Linkinhorne Allotment holders;
- Con Brio Singing Group;
- Explorer Scouts;
- Scouts;
- Cubs;
- Beavers;
- Little Links.

## **Existing Plans**

- Neighbourhood Development Plan  
<http://www.linkinhorneparish.co.uk/neighbourhoodplan.php>

## **Any other significant issues or planning matters**

Parts of the parish are covered by the following:

- Conservation Area
- An Area of Great Landscape Value (AGLV)

- World Heritage Mining Site
- Local Area of Significance