

St Enoder Parish Council

Protocol for pre planning presentation

St Enoder Parish Council positively promotes the opportunity for developers to make a pre-application presentation to the Council. We welcome applicants seeking the views of St Enoder Parish Council at an early stage.

- The Council particularly welcomes pre-application presentations for significant planning proposals.
- The Council also notes that the Cornwall Local Plan will not be finalised until late 2013, and that it is likely to receive planning applications which would not be in accordance with the previous development plan (Cornwall Structure Plan, Restormel Borough Plan, etc). It is noted that it is already apparent that Cornwall Council may give more weight to the views of the Parish Council in such cases.

We consider that detailed plans are not necessary for pre-consultation with the Council, but we consider that information submitted to the Council should, at least, include the following:

- Twenty copies of a short written statement setting out the basis of the proposed development, including a clear map of the proposal site; and/or presentational boards.
- Evidence of consultation with local residents as to their views on the proposal. We consider this should include the owners/tenants of all properties that abut the proposal site or face it across a roadway. We also expect developers / individuals to ensure that the neighbours are aware of the date of the Parish Council meeting when it is to be discussed.
- Consideration of whether the proposal would support objectives in the St Enoder Parish Plan.

We would also welcome finalised proposals being presented to the Parish Council in advance of submission to the planning authority.

Any views given by the Parish Council will be expressed on a “without prejudice basis” and may change in the future, if new evidence is presented.