



ST MEWAN PARISH COUNCIL

Parish Clerk: Wendy Yelland (CiLCA)
Tre Bethan
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St Austell, PL26 7HL

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Terms of Reference - Planning Committee

Composition:	Seven (7) elected members with voting rights
Quorum:	Three (3) members
Chairmanship:	Chairman and Vice-Chair to be elected by Members at the first committee meeting held in each Council year.
Meetings:	Every 4 th Wednesday in each month In the event of an item of urgency, an Extra Ordinary Meeting can be called in line with Council's adopted Standing Orders and legislation.
Timing:	09.45am
Venue:	St Marks Church Hall, Sticker, PL26 7HF
Reports to:	Full Council
Administration:	Clerk's Address

Terms of Reference & Matters Delegated to the Committee

1. Full delegated authority to make responses on behalf of St Mewan Parish Council to all applications for development in and outside St Mewan Parish Council area (including Listed Building, Conservation Area consents, Tree Preservation Orders, (consent for advertisement displays etc) received from Cornwall Council.
2. To review council planning policy and procedure, make recommendations to full council to ensure that the council can meet any additional requirements of the planning process.
3. The St Mewan Neighbourhood Development Plan, having been approved by more than half of those voting at referendum held on the 26th of April 2018, be made and be used, as part of the development plan for Cornwall, in development management decisions in the Parish of St Mewan, pursuant to section 38A (4) of the Planning and Compulsory Purchase Act 2004. St Mewan Parish Council will use the Plan as part of its judgement in all planning applications. St Mewan Parish Council will be open and transparent in all its discussions and decisions.

4. To respond to consultation documents regarding tree preservation and other matters regarding general land development.
5. To consider all appeals against planning refusal by Cornwall Council within St Mewan Parish Council area and to submit comments to the Planning Inspectorate.
6. To consider any proposals for new and reviews of the National Planning Policy Framework, Cornwall Local Plan, St Mewan Neighbourhood Development Plan and any other consultation documents of a planning nature and to make recommendations to the Council.
7. During Planning Committee meetings members of the public may speak at Public Participation as on the agenda, at the discretion of the Chairman and with the approval of members of the Planning Committee
8. Consultation with other relevant bodies with similar interests, including other Parish Council committees, sub-committees, and consideration of their recommendations.
9. St Mewan Parish Council have adopted the Pre- Application Protocol for Local Councils that was adopted by the Cornwall Planning Partnership.
10. St Mewan Parish Council will be open and transparent in all pre-application Community Engagement meetings, having an obligation to engage. Therefore, members may ask questions and express an opinion for or against the proposal at this meeting, our minds are not closed, and the Planning Committee will only conclude on whether to support the scheme or offer an objection after they have considered the final planning application documents, noted all public objections based on material planning grounds, or public support and have listened to the full debate.
11. To follow the Cornwall Council Planning Protocol and attend determination at committee meetings when necessary.
12. To liaise with applicants to ensure communities in the Parish benefits from Community Benefit payments, Community Infrastructure Levy and s106 agreements.
13. The Planning Committee has no budget

Matters not delegated to the Planning Committee

The Parish Council to enter into any legal agreement concerning a financial benefit to the Parish.

To note: Whilst St Mewan Parish Council are statutory consultees, the final decision on all planning applications rests with Cornwall Council.

Reviewed and Adopted: Full Council 8th May 2024
Minute No: AC23/24c