

Dinedor Parish Council

MEETINGS WITH DEVELOPERS

Approved 21.4.2026

Background

Parish Councils have a right to be consulted by a planning authority (Herefordshire Council) on all applications within the Parish or any applications relating to property adjacent to the Parish boundary. In addition, a Parish Council can request that it be consulted on applications which may impact on the Parish and its inhabitants.

The National Planning Policy Framework encourages developers to consult with town and parish councils prior to making a formal application for planning consent in order to ensure that the proposed development benefits the parish and its residents. Dinedor Parish Council ("the Parish Council") acknowledges the importance of such meetings but recognises that they should take place in an open and transparent manner to ensure that subsequent planning applications are responded to in an impartial manner with comments based upon appropriate and relevant reasons determined during parish council meetings.

Scope

This policy applies to:

- all councillors and staff of Dinedor Parish Council and includes any committees or working parties of the parish council, and
- all developers, landowners and their agents or representatives seeking to engage with the parish council about development proposals.

Declarations of Interest

All Parish Councillors must adhere to the Code of Conduct with regard to the declaration of disclosable pecuniary interests or any other interest in any planning application.

In accordance with the Code of Conduct, where an application or potential application impacts on a Disclosable Pecuniary Interest of any Councillor, that Councillor must not take part in any discussion on the application within or outside of a meeting on behalf of the Parish Council. This does not preclude any councillor acting in the capacity of an interested individual in connection with a development or proposed development.

Procedure

(a) Initial engagement with developers

Developers wishing to present proposals to the Parish Council must provide written details of the proposed development affecting the Parish

If the developer considers the information sensitive, they should specify this in writing. However, any information provided to the Parish Council may be subject to disclosure under the Freedom of Information Act 2000.

(b) Meetings with developers

- All meetings with developers (whether informal or formal) should be co-ordinated through the Proper Officer. No individual councillor may engage with developers privately or informally on behalf of the Council
- Any meeting with Developers which is held informally with the Parish Council or with agreed representatives of the Parish Council will include the taking of Minutes and be reported to the next full meeting of the Parish Council
- Developers can attend any meeting of the Parish Council but can only address the meeting if invited to do so in the public participation section of the meeting unless prior notice has been given by the developer so that a separate agenda item can be included in the notice of meeting.
- Where a developer is invited to attend and address a meeting of the Parish Council written details of the proposed development should be provided to the Parish Council no later than one week prior to the date of the meeting.
- Any discussions with the Parish Council, whether informal or formal, will not bind the Parish Council to any particular decision or comment if or when a planning application in relation to the proposed development is considered by the Parish Council and will not pre-determine the Parish Council or any Councillor.
- Once a planning application is open for public comment on Herefordshire Council's planning portal any discussion with Developers will only occur during public Parish Council meetings or specially arranged public meetings
- Developers are encouraged to hold public consultations prior to submitting major development applications to Herefordshire Council; such consultations to be at the expense of the developer.

Approved by Dinedor Parish Council

At a meeting held on 21.4.2026