

Loughton Town Council

Significant and/or major developments and the potential for community benefits.

1 If a developer intending to carry out a significant proposal in Loughton makes an approach to meet with town councillors, make a presentation, discuss the proposal etc., either prior to a planning application being submitted or after submission while the application is going through the process, the Town Council will normally agree to such a meeting as it would be likely to afford the opportunity to influence the proposal beneficially.

2 If an approach is made by the Town Council or a developer to discuss the possibility of obtaining some community benefit from a proposal, no member of the Planning Committee shall be involved in any such discussions or meetings. Members involved should be the Chairmen of Community and Environment, Heritage and Leisure Committees, a local ward member, and an officer of the Council.

3 On identifying a major development on the list of planning applications, the Town Council may write to the applicant to enquire if any community gains, which the Town Council may administer, are anticipated from the development. The developer may also be invited to make a presentation to the Town Council.

4 Any community gains which are realised must be used to benefit areas in the immediate vicinity of the planned development.

5 It is essential that the Planning Committee makes its recommendations entirely independently in all cases. The outcome of any correspondence, meetings, discussions, etc. which may have taken place prior to the consideration of a planning application shall not influence the Committee in any way, nor fetter its discretion when considering the application. This must be made clear to all applicants for planning permission in such cases.