

CHESHIRE EAST COUNCIL

Planning Protocol Sub-Committee

Date of Meeting: 8th February 2011
Report of: Interim Borough Solicitor
Subject/Title: The Planning Protocol

1.0 Report Summary

- 1.1 This report attaches at Appendix 1 a further draft of the Planning Protocol addressing issues raised by Members at the previous meeting.

2.0 Recommendations

- 2.1 That the Sub-Committee review the amended version of the Council's Planning Protocol.

3.0 Reasons for Recommendations

- 3.1 The Constitution Committee has appointed a Sub-Committee to advise on the production of a revised Protocol which is more succinct and user-friendly and the Sub-Committee's views on the amended version are sought.

4.0 Wards Affected

- 4.1 N/A

5.0 Local Ward Members

- 5.1 N/A

6.0 Policy Implications

- 6.1 There are no direct policy implications arising from the proposals contained in this report.

7.0 Financial Implications

- 7.1 None can be identified.

8.0 Legal Implications (authorised by the Borough Solicitor)

- 8.1 There is a risk of legal challenge to the decisions made by the Strategic Planning Board and Planning Committee's if robust and consistent procedures are not in place in line with current national guidance.

- 8.2 There is also a greater risk of a Local Government Ombudsman complaint being upheld if the Authority does not provide clear, consistent and up to date advice to Councillors on carrying out their duties and responsibilities when determining Planning Applications and considering planning matters.

9.0 Risk Management

- 9.1 The Planning Protocol, in order to operate effectively, needs to be reviewed and updated regularly, and those amendments reported to the members of the relevant Committees so that members involved in the planning process are fully aware of the contents and their responsibilities.

- 9.2 If the reviews and updates do not take place, and members are not made aware of them, a number of risks can be identified:

- Generally, a lack of up to date advice aimed at ensuring the integrity of the planning system for those Councillors involved as Members of the Board or Committees and for those involved as Local Ward Members
- Personal and prejudicial interests and fettering of discretion not being identified and declared at the required times and the appropriate actions carried out as a result
- lack of, or inconsistent, up to date advice concerning how Councillors respond to requests for any meetings with developers, applicants, neighbours, Parish/Town Councils
- lack of, or inconsistent, advice regarding lobbying of and by Councillors and how to react to this
- lack of clarity and inconsistent procedures applied throughout Cheshire East with regard to decision making at Board/Committee meetings
- Complaints to the Local Government Ombudsman being upheld over conduct and matters that occur at Board/Committee meetings and during the conduct of planning applications.

- 9.3 The updated protocol should provide updated guidance and requirements on these points.

10.0 Background and Options

- 10.1 The Planning Protocol Sub-Committee was appointed by the Constitution Committee at its meeting on 30th September 2010, and the first Sub-Committee meeting was held on 6th January 2011. At that meeting, the Sub-Committee requested that amendments be made to the form and content of the Planning Protocol. Amendments have been made and the amended version is

attached, for discussion, as Appendix 1. As part of the process of considering the Planning Protocol reference was made to a guidance document, produced by a number of agencies, called “Positive Engagement, a guide for planning councillors”. The Sub-Committee requested that a copy of this document be provided to its next meeting for consideration and this document is attached as Appendix 2.

- 10.2 The Sub-Committee also requested that copies of the call-in protocol and site inspections protocol adopted by the Strategic Planning Board be submitted to the Sub-Committee as background information. Copies of these documents are attached as Appendices 3 and 4 respectively.
- 10.3 The Planning Protocol forms part of the Council’s Constitution and any changes to it require the approval of Council on the recommendation of the Constitution Committee.

11.0 Access to Information

The background papers relating to this report can be inspected by contacting the report writer.

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