

OVW's Community Engagement Training strongly recommended:

1. Community Engagement by the Community Council at the Statutory Planning Pre-application consultation stage

We were given the example of Newtown where there was a major development proposed.

Instead of the developer holding the pre-application consultation, the town council advertised, organised and chaired the meeting with the purpose of:

- listening so the community felt their views were represented;
- Avoiding splinter groups in the community:
- Gaining as many views as possible (Including adjacent property owners, local people wanting to buy or rent properties, people who want to live in the locality, people on the housing waiting list, which meant getting info to schools, local services etc and on social media posting *these could be homes for local people come to the meeting*):
- Two meetings were held, one in day, one in evening.

Purpose of a Town or Community Council organising the meeting is clarified in PCC's advice to developers

[Dear CPO Letter - Annex 1 - Pre-application Consultation.pdf](#)

A key point in this letter is the requirement in section 44 (below) for the developer to confirm whether the issues raised in any pre-application consultation have been addressed and if so how.

The Community Council needs clarity on whether the Awel y Mor meeting held by the developer was a Pre-Application Consultation.

If it was the Pre-Application Consultation the developer is 10 steps ahead of the community, as we have no minutes or record of issues raised, no record of who attended etc so cannot hold developer to account for all issues raised by people attending the meeting.

Outcome of this process for Newtown:

- local residents identified that the access to the development site was hazardous and needed a roundabout.
- Town council included the roundabout in a formal response to the planners.
- When plans were submitted there was no roundabout.
- Town council pointed out this roundabout failure.
- Plans were withdrawn.

• Submit a pre-application consultation report (PAC) as part of the planning application

43. All planning applications for development proposals that are subject to statutory pre-application consultation must be accompanied by a pre-application consultation report in order to be valid.
44. The pre-application consultation report must contain:
 - a) a copy of the site notice;
 - b) a declaration that the site notice was displayed in accordance with the statutory requirements, i.e. in at least one place on or near the development site for no less than 28 days;
 - c) a copy of the notice given to owners and occupiers of adjoining land;
 - d) copies of all notices provided to councillors, town and community councils, and specialist consultees;
 - e) a summary of all issues raised in response to the statutory publicity (i.e. site notice and letters to owners, occupiers) – the developer must confirm whether the issues raised have been addressed and, if so, how they have been addressed; and
 - f) copies of all responses received from specialist consultees with an explanation of how each response has been addressed by the developer.

Newtown's guidance re the meeting (particularly to prevent a slanging match) included:

- Not meeting on site but in appropriate hall
- Ask developer to answer peoples' questions
- Clarify council is here to listen to everyone's views and will collate all the comments
- Town Council will put the info on the council website on -/-/ date
- Advising that people can respond as individuals and give closing date
- Advising those that attend that if they want to know what the community council will respond they should attend the community council meeting
- Only one person to speak at a time
- Anyone shouting or abusive will have to leave

Q. What can the CC do to ensure the best outcome for St Dogmaels re the Awel y Mor development?

OVW in the Community Engagement Training also strongly recommended:

- **Info on how to contact Community Councillors and Minutes should be on Public Noticeboard as well as on website. So, the community know who councillors are and what the council does**

Could I request that text follows www.gov.wales/accessibility-standards-govwales re text type and size so it is easier to read especially in noticeboards

The Training was by Cerys Thomas