

Question/comment	Answer
What if the access is not acceptable but the outline has been approved?	The difference between outline and reserve matters applications was discussed, stating that if access is not considered in the outline application, it can still be addressed in the reserve matters stage.
Do we get to comment on all of these applications or just the Full application's	While most applications require consultation, there are exceptions such as non-material amendments, certificates for lawful development, and advertisement consent applications. While the parish is not directly consulted on these applications, they can still write in and their comments will be considered.
Can you clarify at what point the parish is consulted on s106s?	This will be covered by a written response
<p>Can you explain the feedback process – for example, the council gets a fix date by which they can respond to a planning application. The applicant then seems able to submit multiple responses/documents to accompany their application which is not time-limited – if the Council submits documents to rebut the applicants' additional documents does the planning department legally have to consider the additional documents submitted by the Council (even if the fixed date has expired)?</p> <p>We have experience that the application has been agreed with the agreement that the applicant must include affordable housing but the applicant can then later change their mean. Why is this allowed? Is this a condition that WNC can enforce?</p>	While there is a statutory requirement for consultations, revisions are at the discretion of the local planning authority. As long as an application is live, they will take into account any comments received, even if they are received outside of the initial consultation period. The planning system is governed by national frameworks and that they fully consider all written objections. The planning budget is set up to pay for the function of the planning department, and that they need to determine applications within agreed timeframes to avoid issuing refunds.
I note that you are obliged to get applications approved quickly but a 21-day deadline does not always fit with Parish Council meetings. If a council only meets once a month then the deadline can pass before the meeting has taken place. I often have to ring planning and ask for an extension.	The initial consultation period is 21 days, which may not align with parish council meeting schedules, it may be possible to extend the consultation period for certain application types, but it's not guaranteed. If your council is not due to meeting within the consultation period, contact the planning officer as soon as possible to request an extension to comment.

Extending the deadline from 21 days to 31 days would benefit Parishes. Can this be considered please?	
Could you give us an update on whether WNC now has all historic S106 and CIL amounts and balances reconciled, please? I have asked for information for my parish on both S106 and CIL and it still hasn't been provided.	This could be covered at the next briefing.
If an application is liable for CIL is this now automatically charged and passed onto the relevant parish?	This could be covered at the next briefing.
What about Scoping Applications. We were contacted by a journalist about a scoping application for land which was as to two-thirds in our area which we were not informed about. On making enquiries we were shown on the list of consultees with a date on which we were consulted. But we were not in fact consulted even though another PC (with one-third of that land in their area was). Should we have been consulted?	
Where there are large developments proposed it would be useful for planning officers to be in touch with parish councils so that we are up to date with proposals and when we can feed into S106 etc. We currently have a large development in East Hunsbury which will be ongoing for some years, but all of our information is coming from the developer. Closer communication from planning and highways in particular would be helpful. There is a need for stakeholder groups for larger developments.	
And what is the process for applying for S106 and CIL monies now?	This could be covered at the next briefing.

What happens when you get an application 2 years into the 4-year rule?	
As part of your decision process, are you now going to base those decisions on the draft local transport plan for West Northants? A significant concern for parish councils is the increased traffic to the locality of some applications – you talked about parking but is the increase to traffic an important consideration for the planning committee?	
Appreciate you want to get the applications out quickly and start the process but if you have 56 days to deal, then surely delaying the start by a few days (up to 10 days) makes more sense to coincide with the parish council meeting if possible instead of then granting an extension. It is a little more work at the beginning but overall making it a smoother process for everyone (this would only work with parishes that have monthly meetings).	
Do PC comments ever affect decision?	
Is there any point in councils responding to tree works planning applications (in conservation areas)?	
How many big development applications have been refused/declined in recent years in Northamptonshire?	

<p>Does planning consult with highways and look at the bigger picture when considering development planning applications? Developments may be in different parishes, but do you consider the roads around neighbouring parishes and the impact the development will have on the surrounding area?</p>	
<p>I have now managed to advise WNC of payments we have distributed for CIL but had no idea of the process which I was supposed to follow (annual reports to WNC for example).</p>	
<p>Is development of exception sites (i.e., land on the edge of the village just outside confines) going to become more likely to be approved given the Labour government's desire to build more houses irrespective of the effect this might have on the village infrastructure?</p>	