

PLANNING COMMITTEE

Membership

5 members to be appointed by Full Council.

Delegated Powers

The Planning Committee shall have the following powers:

1. Save as set out in 2 below, where an application or other matter in respect of:
 - Planning,
 - Advertising,
 - Conservation areas,
 - Listed buildings,
 - Tree and hedgerow protection,
 - Hazardous substances,
 - Enforcement,
 - Training and consultation on planning matters,
 - Any other functions contained in the Town and Country Planning Act 1990, Planning (Listed Buildings and Conservation Areas) Act 1990 or the Planning (Hazardous Substances) Act 1990 and related legislation,
 - satisfies one or more of the following criteria, it shall be referred to the Planning Committee:
 - Where it is requested by a member of the Council that the Planning Committee consider a matter;
 - Where major matters of Planning policy are involved;
 - Where the Council would be involved in any financial liability;
 - Where there is significant public interest; or
 - Where the Executive Director of Environment & Regeneration considers that it should be referred to the Planning Committee for consideration.

2. The Planning Committee has no delegated power to approve Development Plan Documents or joint arrangements under section 28-31 of the Planning and Compulsory Purchase Act 2004. Full Council must exercise these powers.
3. To make recommendations to Cabinet in relation to the allocation of Historic Building Grants those are above the financial threshold for Key Decisions.
4. To make recommendations to the relevant Executive Director in relation to the allocation of Historic Building Grants that are below the financial threshold for Key Decisions but above £1000.00
5. Notwithstanding the above, prior notification applicants shall not be referred to the Planning Committee where insufficient time is available to enable Committee consideration prior to the determination deadline. Where there is an urgent need for a decision to be taken outside the normal cycle of meetings, every practical effort shall be made to arrange an extraordinary meeting of the Planning Committee. However, if there is insufficient time for this to be done, authority to consider such applications is delegated to the Executive Director of Environment & Regeneration, in consultation with the Chair of the Planning Committee, and the Vice Chair.
6. To receive and consider presentations by Developers or their appointed agents on pre-application regeneration schemes where those schemes contain:

100 or more residential units and/or

1000 sq m of commercial floorspace

and the Head of Development Management and Building Control believes that such a presentation would be of benefit to the Planning Committee taking into consideration the regeneration significance of the scheme.

Delegation to Officers

7. The Executive Director of Environment & Regeneration is authorised to undertake all other functions in relation to the above matters and functions, subject to paragraph 2 and the Director of Governance or his representative being satisfied with the evidence before the service of any Notices.

7. The Executive Director of Environment & Regeneration is authorised to delegate any of the above functions delegated to her/him in this Constitution to other officers.