

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 in respect of:
 - Planning (excluding applications for Lawful Development Certificates which will be determined by officers under delegated powers unless the application was submitted by a Councillor or an officer of the Council or on their behalf – see below),
 - Advertising,
 - Conservation areas,
 - Listed buildings,
 - Tree and hedgerow protection,
 - Hazardous substances,
 - Enforcement,
 - 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 ward in which the development is located or a neighbouring ward that the Planning Committee consider a planning application and the Head of Development Management and Building Control in consultation with the Chair of the Planning Committee agrees that the application should be

determined by the Planning Committee taking into consideration the ward member's or neighbouring ward member's reasons for making the request;

→ Where the following types of development are involved:

- development of 150 residential units or more,
- development over 30 metres in height,
- inappropriate development on Green Belt or Metropolitan Open Land, or
- development (other than development which only comprises the provision of residential units) involving the erection of a building or buildings with a total floorspace of more than 15,000 square metres;

→ Where the Council is the developer and the application involves development that includes the erection of any building or a material change of use;

→ Where the Council is not the developer but would be involved in a financial liability;

→ Where an application is recommended for approval with five or more objections from local residents and the Head of Development Management and Building Control in consultation with the Chair of the Planning Committee is of the view that there is significant interest from local residents;

→ Where an application is made where a Councillor or an officer is the agent;

- Where any application is submitted by or on behalf of a Councillor or by or on behalf of any officer of the Council (or their spouse/partner) including applications for Lawful Development Certificates; or

 - Where the Head of Development Management and Building Control in consultation with the Chair of the Planning Committee consider that an application 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 that are above the financial threshold for Key Decisions.
 4. To authorise 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 applications 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 Head of Development Management and Building Control, in consultation with the Chair of the Planning Committee, and the Vice Chair.

Delegation to Officers

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