

Planning Committee

Matters delegated and reserved to the Planning Committee

1. Authorisation of service of any notice relating to planning, listed building, conservation area and advertisement control which in the view of the Director of Economy, Regeneration and Investment should be considered by the committee.
2. Authorisation of any legal or other action or proceedings relating to planning, listed building conservation area and advertisement control which in the view of the Director of Economy, Regeneration and Investment should be considered by the committee.
3. Consideration of the following categories of application recommended for approval (including the Council's own development), other than for prior approvals, lawful development certificates or applications that make minor or non-material amendments to an existing planning permission where those amendments do not fall within the following descriptions:
 - i) Residential development involving any of the following:
 - A change of use, an extension, or the construction of a building, resulting in provision of 10 or more new dwellings (including flats); or
 - The construction of a building or buildings resulting in provision of 5 or more new dwellinghouses.
 - ii) Non-residential development involving any of the following:
 - A change of use resulting in provision of more than 1,000sqm of non-residential floor-space; or
 - The construction of a building or extension resulting in an increase of more than 500sqm of non-residential floor-space.
 - iii) The total or substantial demolition of any listed building, locally listed building, or building considered to make a positive contribution to a conservation area;
 - iv) Development involving the making of an obligation or agreement under Section 106 of the Town and Country Planning Act 1990 or other legislation ("the obligation") that secures more than £50,000 of financial contributions or other public benefits of estimated capital value unless;
 - The terms of the obligation are not materially different from any previous obligation approved by the committee in relation to the same site;
 - The obligation is required in connection with the presentation of the Council's case in a planning appeal;

- The obligation is in respect of a standard financial contribution calculated in line with policy.
 - v) Development involving a significant departure from policy;
 - vi) An application submitted by or on behalf of a member of the Council (or their spouse or partner) or any Council employee (or their spouse or partner); and
 - vii) Where the Director of Economy, Regeneration and Investment has referred the application for consideration after briefing members.
4. Consideration of any other application which, in the view of the Director of Economy, Regeneration and Investment, should be considered by the committee.
 5. Decisions on any matter relating to the functions of this committee referred by the Director of Economy, Regeneration and Investment.
 6. Responses to consultation by adjoining authorities on applications with significant cross borough impacts.
 7. Consideration and the submission of recommendations to the Cabinet on the Council's Development Plan review of planning policies, draft Supplementary Guidance, and on proposed responses to consultation on proposed changes to Government Planning Policy affecting development control.
 8. To receive performance monitoring information on matters within the remit of the Committee.
 9. Reviewing and agreeing changes to the Planning Protocol

Delegation in respect of conditions and reasons

Authority is delegated to the Head of Development Management to, subsequent to any meeting and in line with the Committee's general decision and direction, finalise the wording and reasons of:

- Conditions added or amended conditions;
- Approvals or refusals contrary to the officer's recommendation;
- Additional reasons for refusal or approval where not set out in the officer's report.

The delegation will apply unless the Committee specifies otherwise as part of its decision.