

TABLE 3

**Executive Director/Corporate Manager for Planning and Sustainable Communities/Development Control Quality Manager/Design and Conservation Manager and Major Developments Manager.**

*Powers and Functions delegated by the Planning Committee*

- A. Powers delegated to Executive Director, Corporate Manager for Planning and Sustainable Communities, Development Control Quality Manager, Design and Conservation Manager and Major Developments Manager to be exercised in accordance with the provisions of the approved Development Plan and the Council's planning policies.
1. The determination, with or without conditions, of applications for or amendments to:
    - (a) Planning Permission
    - (b) Listed Building Consent
    - (c) Conservation Area Consent
    - (d) Advertisement Consent
    - (e) Approval of Reserved Matters
    - (f) Hazardous Substance Consent
    - (g) Consent to cut down, top, lop, uproot or destroy trees under Section 198 of the Town & Country Planning Act 1990
    - (h) Consent under Sections 36 and 37 of the Electricity Act 1989 (i.e. generating stations and overhead lines) (Circular 14/90)
    - (i) Prior notifications of permitted development for:
      - i. Agricultural buildings and operations
      - ii. Demolition
      - iii. Telecommunication apparatus

Except where any of the following apply:

- i. A proposed recommendation of approval would conflict with or would not substantially satisfy through the imposition of conditions, written representations received from a Parish Council, within the specified consultation period (other than those applications which may be considered at the "Chairman's Delegation Meeting") (ChDM) except in the case of reserved matters application, the Parish Council expresses in writing within the specified consultation period, an objection which relates solely to the principle of development approved by the outline planning permission.
- ii. In the case of reserved matters or details, the Committee has specifically retained approval.
- iii. An elected Member of the District Council has, within 28 days of the date of registration of an application, requested in writing that Committee determine the application with or without a site visit by Members. The written request should include the material planning reason(s) why the application should be determined by Committee (where the application for 'other' development would be considered by ChDM, that request shall first be considered at that meeting).
- iv. A proposed recommendation of approval on an application for a major development would conflict with or would not substantially satisfy through the imposition of conditions, written representations on material planning

reasons received from owners or occupiers of property (but no other statutory consultee) within the specified consultation period. In which case the application will be referred to ChDM.

- v. A proposed recommendation of approval would be contrary to the provisions of the approved Development Plan and has attracted an objection on material planning reasons or would need to be referred to the Secretary of State.
  - vi. The application is submitted by or on behalf of a Councillor of the District Council (or by their spouse/partner), by any member of staff of the District Council's Planning Service (or by their spouse/partner) or by a Director of the District Council (or by their spouse/partner).
  - vii. The application for Major or Minor development is submitted by or on behalf of the District Council or on land owned by the District Council except for the approval of developments to which no objection on material planning reasons has been received.
  - viii. The application proposes affordable housing on an exception site outside a village framework in the approved Development Plan.
  - ix. The Executive Director, Corporate Manager for Planning and Sustainable Communities, Development Control Quality Manager, Design and Conservation Manager or the Major Developments Manager considers that the application should be presented to Committee for decision.
2. Chairman's Delegation Meeting - The extended delegation will cover applications for Minor and Other development and for Prior notifications of permitted development where the proposed decision of the officer to approve the application would conflict with, or would not substantially satisfy through the imposition of conditions, the written representations of the Parish Council received within the statutory consultation period. Such decisions would only be taken following, and in consultation with, the Chairman and Vice-Chairman of Planning Committee and the Local Member(s).

## **Area and Senior Planning Officer**

### ***Delegated Powers***

- B. The following powers are delegated to each Area Planning Officer to be exercised in accordance with the provisions of the Development Plan and the Council's planning policies.
- 1. The determination, with or without conditions, of applications for or amendments to Minor and Other developments and Prior notifications of permitted development.
- C. The following powers are delegated to each Senior Planning Officer to be exercised in accordance with the provisions of the Development Plan and the Council's planning policies.
- 1. The determination, with or without conditions, of applications for or amendments to Other developments.

The powers incorporated at B1 and C1 above shall apply except in any case as provided in A.1 (i) to (ix) above or where consideration of the application or the amendment has been reserved by the Executive Director, Corporate Manager for

Planning and Sustainable Communities, the Development Control Quality Manager, Design and Conservation Manager or the Major Developments Manager under their own delegated powers.

These powers shall be exercisable by any Area and Senior Planning Officer in respect of any relevant application or amendment, but shall normally be exercised only in respect of matters within the respective area of each officer.

Notes:

For the purposes of the Delegation Powers specified in Table 3 the following definitions apply:

**Major Developments**

**For dwellings:** where 10 or more are to be constructed (or if number not given, area is more than 0.5 hectares).

**For all other uses:** where the floorspace will be 1000 sq.metres or more (or site is 1 hectare or more).

**Minor Developments**

is development, which does not meet the criteria for Major Development or the definitions of Change of Use, or Householder Development.

**Other Developments** comprise:

Change of Use (*if it does not concern a major development and no building or engineering work is involved*):

Householder development

Advertisements

Listed Building Consents

Conservation Area Consents

Certificates of Lawfulness

Other decisions including certificates of appropriate alternative development and notifications under Circular 14/90.