

Specific delegation of exercise of planning functions to the Executive Director – Environment & Planning

The following planning functions of the Council (set out in bold below) are delegated to the Executive Director - Environment & Planning, and to such officers as that Director may approve.

1.1 Determining applications made under the Planning Acts.

1.1.1 Councillors have the right to request in writing to the Executive Director –Environment & Planning/**that within 28 days of the publication of the weekly Planning Register of Applications**, that an application should be determined by the Planning Committee. Members must only call-in an application within their own Ward, unless exceptional circumstances dictate otherwise, and Members must give a reason for calling-in an application to Committee.

1.1.2 Subject to 1.1.1, the Executive Director –Environment & Planning shall have powers delegated to determine planning applications, listed building applications, applications for advertisement consent and other applications forming part of a statutory planning process under delegated powers except :

a) where the relevant Parish or Town Council have commented (within 21 days of the date of consultation) on applications for Major and Minor developments and this is contrary to the officer recommendation, and where :

- 1) the comments raise issues deemed to be material planning considerations; or
- 2) the issues raised have not been resolved by negotiation or are not capable of resolution through the imposition of conditions;

The exceptions to 1.1.2 a) above are where :

- i) the Parish Council continues to object to a reserved matters application, on the same grounds in principle raised through the original outline; or
- ii) the Parish Council continues to object on the same ground on a subsequent application, where substantially the same proposal has previously been approved, and there have been no material change in circumstances.

- iii) The Parish Council has objected to smaller-scale wind turbines (less than 17 m in height to the hub). Larger turbines are dealt with separately under g) and h) below.

In these circumstances these matters can be dealt with under delegated powers.

b) where a statutory consultee's comment is contrary to the officer recommendation and where :

- the comments raise issues deemed to be material planning considerations; and
- the comments are made in the stipulated time span (21 days); and
- the comments raise issues which have not been resolved by negotiation or capable of resolution through the imposition of conditions.

c) when it relates to a new telecommunications mast over 30m in height.

d) when it relates to a proposal submitted by or on behalf of a Councillor of the Authority (or their spouse/partner or another direct relative) or by any member of the Council's staff (or their spouse/partner) who is involved in the planning or development process.

e) an application submitted by or on behalf of the Council for its own developments, except for the approval of minor and other developments to which no objection has been received.

f) where the site is subject of a previously dismissed appeal for substantially the same development, and the recommendation is to approve.

g) when it relates to an application for a wind turbine(s) over 17 metres to hub, which would subsequently result in more than 3 wind turbines in a cluster or defined grouping

h) where any individual wind turbine has a total height (to hub) of over 17 metres, unless it is recommended for refusal as a result of a technical objection, or where it is recommended for approval and the Parish Council have not objected to the proposal.

i) when it relates to a solar array/farm with an operational site area of more than 1 hectare.

1.1.3 The Executive Director –Environment & Planning can enter into S.106 legal agreements, that do not involve the payment of financial

contributions above £60,000, unless they are in accordance with the Council's affordable housing policy when contributions can exceed this sum, and can vary existing S.106 legal agreements.

1.1.4 The Executive Director –Environment & Planning has the right to call-in applications that he considers should be presented to the Planning Committee for determination, usually through the issues it raises or through the scale of concerns relating to planning issues.

1.2 Sifting Panel

1.2.1 Applications due to go to Planning Committee under 1.1.2 – 1.1.4 may be subject to a Planning Committee Sifting Panel process. The Sifting Panel may resolve that an application that would usually need to go to Planning Committee under 1.1.2-1.1.4, can be determined under officer delegated powers.

1.3 Other planning related functions

1.3.1 The determination of discharge of conditions and dealing with non-material amendments to approved schemes.

1.3.2 Respond to consultations from other bodies on their applications, subject to the call-in rights set out in 1.1.1.

1.3.3 Serve, modify and withdraw Tree Preservation Orders (TPO's). Where an objection to a proposed TPO is received the proposed TPO will be considered by the Planning Committee.

1.3.4 Consider applications for works to protected trees.

1.3.5 To enter land and buildings for any purpose under the Planning Acts.

1.3.6 To carry out screening and scoping opinions under the Environmental Impact Assessment Regulations.

1.3.7 The determination of lawful development certificates, prior notifications/approvals or other similar processes forming part of the statutory planning process.

1.3.8 To exercise all other planning related functions whether by the making of operational decisions, service of notices, making or confirmation of orders, directions, dispensations or opinions, issue

of determinations or certificates, lodgement of comments or objections upon consultation, commencement of proceedings, carrying out appeal work, withdrawal or discontinuance of any matter or action, responding to any matters served upon the Council or otherwise.

1.4 Enforcement of Planning Control under the Planning Acts

1.4.1 Authority is delegated for the signing, service, varying or withdrawal of :

(a) enforcement notices (which term shall also include listed building enforcement notices and special enforcement notices);

(b) stop notices and temporary stop notices;

(c) breach of condition notices;

(d) Requisitions for Information notices (S.330 notices), & planning contravention notices;

(e) S.215 ('tidy-up') notices;

(f) injunctions and their enforcement;

(g) completion notices;

(h) urgent works notices;

(i) listed building repairs notices

(j) advertisement removal notices

(k) discontinuance notices

1.4.2 To prosecute for non-compliance of formal notices served under the planning acts ;

1.4.3 Undertaking other enforcement related tasks, investigations, operational decisions, investigations and service of notices relating to trees and hedges, the historic environment, advertisements, and hazardous substances, all under the relevant legislation.

1.5 High hedges

- 1.5.1 To determine, under the Anti-Social Behaviour Act, applications for works to a high hedge, to serve remedial notices as appropriate and prosecute & take direct action against non-compliance with notices.

1.6 Other legislation

- 1.6.1 To serve notices and respond to consultations relevant to the planning function as necessary under the provisions of the following pieces of legislation:

a) Local Government (Miscellaneous Provisions) Act

b) Building Act 1984

c) Environment Act 1995

d) Communications Act 2003. Under this act any applications to remove phone boxes can only be dealt with under delegated powers should there be no objection from the relevant Parish Council

This shall also include all relevant statutory instruments and secondary legislation associated with the above primary legislation.

Notes

- 1) All prosecutions and injunctions shall be made only with the agreement of the Head of Legal Services (or equivalent title), or in her absence an Executive Director, and there shall be consultation with the relevant Ward Member, Portfolio Holder – Development, and the Chairman & Vice-Chairman of the Planning Committee.
- 2) Enforcement action is authorised only if the taking of such action has not been specifically excluded by the Planning Committee in any particular case.
- 3) The service of any formal notices in section 1.4 and 1.5 must be authorised by either the Head of Legal Services (or equivalent title), Executive Director – Environment & Planning, or Assistant Director/Planning Control Manager.
- 4) References to the Executive Director – Environment & Planning shall also relate to the Assistant Director/Planning Control Manager.
- 5) As set out in the agreed ‘Code of Good Practice for Planning’, where a Member refers an application to the Planning Committee, that Member will be asked to confirm his/her attendance preferably by e-mail to the relevant Planning Officer prior to the publication of the Agenda at the meeting to which it is referred. If the Member is unable to confirm their

attendance or fails to attend, except in exceptional circumstances which would be at the discretion of the Chairman, the application may not be considered and could be referred back to officers to determine.

6) Reference to the 'Planning Acts' shall include the :

- Town & Country Planning Act 1990
- Planning (Listed Buildings and Conservation Areas) Act 1990
- Planning (Hazardous Substances) Act 1990
- Planning and Compulsory Purchase Act 2004
- Planning Act 2008

This list may change over time as new legislation comes forward and it shall also include all relevant statutory instruments and secondary legislation associated with the primary legislation.

7) The Sifting Panel shall usually be made up of the Chairman & Vice-Chairman of the Planning Committee, Portfolio Holder - Development, another Member of the Planning Committee, the Executive Director and the Assistant Director/Planning Control Manager. It will require a minimum of one officer and two Councillors to be quorate. The Panel shall meet as required. The precise operation of the Panel will be as directed by the Executive Director and Portfolio Holder - Development.