

SPECIFIC FUNCTIONS

PLANNING FUNCTIONS

	FUNCTION	EXERCISED BY
(2) (a)	<p>To determine applications for planning permission, consent or approval (i.e. outline permission, full permission, change of use, temporary permission, listed building consent, approval of reserved matters or approval of details, (unless required by the conditions of an express grant of planning permission)) for which permission or approval may be granted or refused in accordance with the policies of the approved development plan for the area, <u>local finance considerations and any other material considerations, all of the above so far as material to the application,</u> national guidance, the emerging development plan and supplementary planning guidance having regard to the appropriate weight to be given to each of these in accordance with S.70(2) of the Town and Country Planning Act 1990, as amended and S.38(6) of the Planning and Compulsory Purchase Act 2004 and in the case of <u>applications for householder developments and small-scale equestrian developments without such limit</u>; <u>unless</u> two or more Members by notice in writing within 10-15 working days of the date of publication of the weekly list of applications received, require the application to be referred to the Planning Committee <u>subject to the requirement that each Member who has called in the application has spoken beforehand either to the Planning Officer dealing with the application or the Development management Team Leader about the application.</u></p> <p>This class to exclude:</p> <p>(i) All Major Developments (major residential proposals are those involving 10 or more dwellings or, where the number is not known, half an hectare and; For for all other uses, a Major Development is one where the floorspace to be built is 1000 square metres or more or where, if the floorspace is not known, the site area is one hectare or more) <u>unless the application is only for approval of the reserved matter of landscaping.</u></p> <p>(ii) Any proposals for the demolition, as defined in national guidance, of a Listed Building</p>	Executive Director (Regeneration and Development)

	(iii) Any proposals for the alteration or extension of a Grade 2* or Grade 1 Listed Building	
2(b)	To determine applications for approval of details where required by the conditions of an express grant of planning permission (except for applications for approval of reserved matters of an outline planning permission) for which approval may be granted or refused in accordance with the policies of the approved development plan for the area, <u>local finance considerations and any other material considerations, all of the above so far as material to the application, national guidance, the emerging development plan and supplementary planning guidance having regard to the appropriate weight to be given to each of these in accordance with Section 70(2) of the Town and Country Planning Act 1990, as amended and Section 38(6) of the Planning and Compulsory Purchase Act 2004 ;</u>	Executive Director (Regeneration and Development)
2(d)	To determine whether or not <u>(a) the prior approval of the Council will be required and (b) if it is whether or not that</u> prior approval is to be given with respect to otherwise permitted development within the following Classes – IA (change of use of shops to dwellings), J (change of use of offices to dwellings), K (change of use of buildings to schools), M (change of use to a flexible use), MA (change of use of agricultural buildings to schools and nurseries) and Class MB (change of use of agricultural buildings to dwellings) - of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order; <u>unless</u> two or more Members by notice in writing within 150 working days of the date of publication of the weekly list of applications received, require the application to be referred to the Planning Committee <u>subject to the requirement that each Member who has called in the application has spoken beforehand either to the Planning Officer dealing with the application or the Development management Team Leader about the application.</u>	Executive Director (Regeneration and Development)
(2)(e)	To determine whether or not <u>(a) the prior approval of the Council will be required and (b) if it is whether or not that</u> prior approval is to be given with respect to otherwise permitted development under Parts 6 and 7 to the Town and Country Planning (General Permitted Development) Order (agricultural and forestry buildings and associated developments); <u>unless</u>	Executive Director (Regeneration and Development)

	two or more Members by notice in writing within 150 working days of the date of publication of the weekly list of applications received, require the application to be referred to the Planning Committee <u>subject to the requirement that each Member who has called in the application has spoken beforehand either to the Planning Officer dealing with the application or the Development management Team Leader about the application.</u>	
(2)(f)	To determine whether or not <u>(a) the prior approval of the Council will be required and (b) if it is whether or not that</u> prior approval is to be given with respect to otherwise permitted development under Part 24 to the Town and Country Planning (General Permitted Development) Order being any development by Telecommunications Code system Operators that includes antennas installed on a building or structure <u>unless two or more Members by notice in writing within 15 working days of the date of publication of the weekly list of applications received, require the application to be referred to the Planning Committee subject to the requirement that each Member who has called in the application has spoken beforehand either to the Planning Officer dealing with the application or the Development management Team Leader about the application</u>	<u>Planning Committee Executive Director (Regeneration and Development)</u>
(2)(g)	To determine whether or not <u>(a) the prior approval of the Council will be required and (b) if it is whether or not that</u> prior approval is to be given with respect to otherwise permitted development under Part 24 to the Town and Country Planning (General Permitted Development) Order being any development by Telecommunications Code System Operators, that does not include antennas installed on a building or structure	Executive Director (Regeneration and Development)
(2)(h)	To determine whether or not <u>(a) the prior approval of the Council will be required and (b) if it is whether or not that</u> prior approval is to be given to otherwise permitted development under Part 31 to the Town and Country Planning (General Permitted Development) Order 1995 – demolition of buildings; <u>unless</u> two or more Members by notice in writing within 150 working days of the date of publication of the weekly list of applications received, require the application to be referred to the Planning Committee <u>subject to the requirement that each Member who has called in the application has spoken beforehand either to the Planning</u>	Executive Director (Regeneration and Development)

	<u>Officer dealing with the application or to the Development management Team Leader about the application</u>	
(3) (a)	To comment on County Matters (This class to exclude all Major Developments – where the floorspace to be built is 1000 square metres or more or, where the floorspace is not known, the site area is one hectare or more.) <u>unless the application is for the approval of reserved matters of an outline planning permission</u>	Executive Director (Regeneration and Development)
(3) (b)	To comment on County Matters that are for Major Development – where the floorspace to be built is 1000 square metres or more or, where floorspace is not known, the site area is one hectare or more <u>unless the application is for the approval of reserved matters of an outline planning permission</u>	Planning Committee
(4)	To identify planning applications on which the County Planning Authority <u>or neighbouring Councils</u> should be consulted (Local Government Act 1972, Sch.16 (as amended))	Executive Director (Regeneration and Development)
(10) (a)	To comment favourably or otherwise on proposals for development submitted by the County Council in accordance with the terms of the Town and Country Planning General Regulations. This class to exclude:	Executive Director (Regeneration and Development)
(i)	All Major Developments <u>unless the application is for the approval of reserved matters of an outline planning permission</u> . Major residential proposals are those involving 10 or more dwellings, or where the number is not known, half a hectare <u>and</u> - fFor all other uses, a Major Development is one where the floorspace to be built is 1000 square metres or more or, where the floorspace is not known, the site area is one hectare or more	
(ii)	Any proposals for the demolition, as defined in national guidance, of a Listed Building	
(iii)	Any proposals for the alteration or extension of a Grade 2* or Grade 1 Listed Building	
(10) (b)	To comment favourably or otherwise on proposals for development submitted by the County Council in accordance with the terms of the Town and Country Planning General Regulations which are for:	Planning Committee
(i)	All Major Developments <u>unless the application is for the approval of reserved matters of an</u>	

<p>(ii)</p> <p>(iii)</p>	<p><u>outline planning permission</u>. Major residential proposals are those involving 10 or more dwellings, or where the number is not known, half a hectare <u>and- f</u>For all other uses, a Major Development is one where the floorspace to be built is 1000 square metres or more or, where the floorspace is not known, the site area is one hectare or more</p> <p>Any proposals for the demolition, as defined in national guidance, of a Listed Building</p> <p>Any proposals for the alteration or extension of a Grade 2* or Grade 1 Listed Building</p>	
<p>(11) (a)</p> <p>(i)</p> <p>(ii)</p> <p>(iii)</p>	<p>To comment favourably or otherwise on proposals for development on which the Council is consulted by a neighbouring authority based upon relevant planning policies and the likely impact upon the interests of the Borough. This class to exclude:</p> <p>All Major Developments <u>unless the application is for the approval of the reserved matters of an outline planning permission</u>. Major residential proposals are those involving 10 or more dwellings, or where the number is not known, half a hectare <u>and- f</u>For all other uses, a Major Development is one where the floorspace to be built is 1000 square metres or more or, where the floorspace is unknown, the site area is one hectare or more</p> <p>Any proposals for the demolition, as defined in national guidance, of a Listed Building</p> <p>Any proposals for the alteration or extension of a Grade 2* or Grade 1 Listed Building</p>	<p>Executive Director (Regeneration and Development)</p>
<p>(11) (b)</p> <p>(i)</p>	<p>To comment favourably or otherwise on proposals for development on which the Council is consulted by a neighbouring authority based upon relevant planning policies and proposals and the likely impact upon the interests of the Borough, such proposals being for:</p> <p>All Major Developments <u>unless the application is for the approval of the reserved matters of an outline planning permission</u>. Major residential proposals are those involving 10 or more dwellings, or where the number is not known, half a hectare <u>and- f</u>For all other uses, a Major Development is one where the floorspace to be built is 1000 square metres or more or, where the floorspace is unknown, the site area is one hectare or more</p>	<p>Planning Committee</p>

(ii)	Any proposals for the demolition, as defined in national guidance, of a Listed Building	
(iii)	Any proposals for the alteration or extension of a Grade 2* or Grade 1 Listed Building	
(27)	To exercise all the Council's powers under the provisions of the Town and Country Planning Act 1990 and Regulations made thereunder relating to the revocation and modification of planning permission; the discontinuance of use or alteration of buildings or works; Directions under Article 4 of the Town and Country Planning (General Permitted Development) Order 1995; and termination of planning permission by reference to time limits (Completion Notices)	Planning Committee
(28)	To determine whether the prior approval of the Council will be required in relation to developments proposed under the following Classes— IA (change of use of shops to dwellings), J (change of use of offices to dwellings), K (change of use of buildings to schools), M (change of use to a flexible use), MA (change of use of agricultural buildings to schools and nurseries) and Class MB (change of use of agricultural buildings to dwellings)—of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order unless two or more Members by notice in writing within 10 working days of the date of publication of the weekly list of applications received, require the application to be referred to the Planning Committee	Executive Director (Regeneration and Development)
(29)	To determine whether the prior approval of the Council will be required in relation to developments proposed under Parts 6 and 7 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995— agricultural/forestry buildings and operations ; unless two or more Members by notice in writing within 10 working days of the date of publication of the weekly list of applications received, require the application to be referred to the Planning Committee	Executive Director (Regeneration and Development)
(30) (a)	To determine whether the prior approval of the Council is required in relation to developments proposed under Part 24 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995, as amended, for any development by Telecommunications Code	Planning Committee

	System Operators, that includes antennas installed on a building or structure	
(31) (b)	To determine whether the prior approval of the Council is required, in accordance with Part 24 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995, as amended, for any development by Telecommunications Code System Operators, that does not include antennas installed on a building or structure	Executive Director (Regeneration and Development)
(32)	To determine whether the prior approval of the Council will be required in relation to developments proposed under Part 31 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 – the demolition of buildings; unless two or more Members by notice in writing within 10 working days of the date of publication of the weekly list of applications received, require the application to be referred to the Planning Committee	Executive Director (Regeneration and Development)
(30)(36)	To determine applications submitted under the Anti-social Behaviour Act 2003 (Part 8, High Hedges) unless two or more Members by notice in writing within 150 working days of the date of publication of the weekly list of applications received require the application to be referred to the Planning Committee <u>subject to the requirement that each Member who has called in the application has spoken beforehand either to the Planning Officer dealing with the application or the Development management Team Leader about the application.</u>	Executive Director (Regeneration and Development)
(35)	To determine applications for a certificate of lawfulness of works to a Listed building (Listed Buildings and Conservation Areas Act, as amended)	Executive Director (Regeneration and Development)
(36)	To enter in Planning Performance Agreements on behalf of the Council	Executive Director (Regeneration and Development)
(37)	To authorise the making of a Local Development Order	Planning Committee

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