

Planning Committee Scheme of Delegation

Strategic Planning Applications

The following strategic applications shall be determined by the Council's Planning Committee:

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- All applications accompanied by an Environmental Statement with the exception of applications made under Section 73 and Section 96A where a revised Environmental Statement is not required
- development comprising more than 100 dwellings or site area exceeding 2 hectares
- all non-residential development proposals (including commercial, retail, and industrial developments) of more than 10,000 sqm or 2 hectares of land
- All proposals for mineral extraction involving a new quarry or mine or for a physical extension to an existing quarry or mine
- Applications for any type of renewable energy developments which cover an area of 1 hectare or more
- All proposals for an Advanced Thermal Treatment Processes such as Energy from Waste Plant; or for an Incinerator or Gasification Plant or for a Pyrolysis Plant.
- All major road schemes including improvement schemes to existing roads which exceed 1 mile in length
- Development which in the opinion of the Head of Planning is of strategic significance

*Thresholds to be kept under review

Regional Planning Decisions

The following sets out the level of delegation and triggers for the applications other than strategic.

All matters not reserved to Council, Cabinet or Committee including the Strategic Planning Committee are delegated to the Head of Service other than:

a) planning applications submitted by or on behalf of the Council for development where representations have been received objecting to the development on material planning grounds.

b) applications submitted by a Councillor or their spouse/partner, or on behalf of a Councillor or spouse/partner;

c) where a senior officer (Director/Head of Service or equivalent) of the Council has a pecuniary interest in the outcome of an application;

d) applications on which a Member of the Council has made representations in writing to the Head of Service (HoS) within the publicity period and the HoS in consultation with the Chair and Legal Officer is satisfied that it has been demonstrated that the application raises significant material issues;

e) where the Head of Service considers a planning application, or an application to create, modify or extinguish a Public Right of Way or an application to modify the Register of Commons including registration of a new Town and Village Green, to raise significant issues such that it is in the public interest for the application to be considered by committee;

f) planning applications which are defined as a departure from the adopted development plan for which the Secretary of State must be consulted as identified in the Town and Country Planning (Consultation) (England) Direction 2009 or in any successor document and where it is intended to recommend approval. (any departure that is of a certain scale would be picked up under the triggers for the Strategic Committee)