

<p>Planning Committee (8 Members of the Authority) No Executive Member other than Lead Member with responsibility for strategic planning. Not the Mayor.</p>	<p>1 To determine applications for planning permission, listed building consent, advertisements and other planning related applications, made under the Town and Country Planning Act 1990, Planning (Listed Buildings and Conservation Areas) Act 1990 and associated legislation and regulations.</p> <p>Officers may exercise delegated authority for all applications except:</p> <ul style="list-style-type: none"> • The recommendation is approval or refusal and there are significant local public representations against the officer recommendation (defined as 5 or more written representations from different households based on relevant material planning concerns). • The recommendation is approval or refusal and a ward member in the relevant ward has set out written concerns, which have not been resolved following a meeting with planning officers. • The recommendation is approval or refusal and following consultation with the Chair of Planning Committee (and other members of the Committee as appropriate), the officer has declined delegation. • The recommendation would require a departure from statutory planning policy, Council policy and non-statutory guidance, except in the case of minor variations (variation to Council standards in respect of guidelines and policies that will result in a minor change in the nature and scale of the development, for example parking provision, garden size, distance between buildings). • The application relates to a strategically significant development or a major development (defined as 10 or more dwellings or 0.5 hectares if no numbers are given or where a building is 1000 square metres of floor space or the site is 1 hectare or more or a change of use involving creation of 10 or more residential accommodation units or non-residential buildings exceeding 1000 square metres). • Determination of applications relating to minerals and waste development except minor ancillary development to an existing use or minor variation or conditions associated with an existing approved application. • Determination of a deferred application which the Committee has specifically reserved to itself for determination. 	<p>Officers may exercise delegation in accordance with the Scheme of Delegation to Officers unless it falls within the exceptions set out under each function.</p>
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	<ul style="list-style-type: none"> • The application relates to a Council owned site and the application is being made on behalf of the Council and at least one written objection has been made. <ol style="list-style-type: none"> 2. To confirm Directions under Article 4 of the Town and Country Planning (General Permitted Development) Order 2015. 3. To confirm town and village green registration applications under the Commons Act 2006 and associated legislation, including considering recommendations of a non-statutory inquiry chaired by an independent person. 4. Making recommendations to full council for planning related matters including neighbourhood development and conservation areas, where these functions are not executive functions for cabinet to consider and make recommendations on. 5. To consider making an order to preserve and protect trees in the Borough. <p>Officers may exercise delegated authority to make an order except:</p> <ul style="list-style-type: none"> • Where an objection has been received from more than three households. • The order is to protect a significant area of trees. • The decision would be contrary to agreed policy or significant issues have been raised by a ward councillor in a relevant ward. <ol style="list-style-type: none"> 6. To exercise the provisions of the Building Act 1984 and supporting Building Regulations with regard to the regulation of buildings, and to deal with plans and drawings submitted in connection therewith. <p>Officers may exercise delegated authority for all applications except:</p> <ul style="list-style-type: none"> • The decision would be contrary to agreed policy. <ol style="list-style-type: none"> 7. To exercise functions in connection with high hedges. 	
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Officers may exercise delegated authority for all applications except where a formal notice is required under the Act and one or more of the following apply:

- Where wider neighbourhood issues are being raised, for instance there are complaints from at least 5 different households or the hedge has at least 5 owners and officers have been unable to resolve the matter informally.
- A ward councillor in the relevant ward has submitted a written objection of relevance to pursuant to the Act and following a meeting with officers, this remains unresolved.
- The hedge is at least partly owned by the Council and officers have been unable to resolve the matter informally.

Public Participation Scheme for Planning

Applications for planning permission are determined by either Officers acting under the Council's Scheme of Delegation or the Planning Committee. Each application is subject to a statutory public consultation/notification process which includes the right to make written representations on an application before it is determined. Where a representation is relevant to a planning application, it is considered by the decision-maker before a determination is made.

The following will be allowed to address the Planning Committee before an application is determined:-

- (a) Objectors who have submitted a written representation and registered to speak at least 3 working days in advance of the committee meeting.
- (b) The lead petitioner in the event of a petition being submitted in response to a planning application.
- (c) Parish Council representatives.
- (d) The applicant (or his agent).
- (e) Ward Councillors or other appropriate elected representatives raising material planning issues on behalf of those they represent, having given

written notice to the Chair of the Planning Committee in advance of the meeting.

The Public Participation Scheme will only apply to planning applications which are to be determined by the Planning Committee.

The following time limits apply to those who have a right to speak on a planning application at Planning Committee:

- (a) Four minutes in total for all public objectors/petitioners;
- (b) Four minutes in total for any Parish Council representations;
- (c) Four minutes in total for the applicant/agent;
- (d) Four minutes in total for ward councillors or other appropriate elected representative.

Speakers should restrict their comments to material planning considerations and are not permitted to send in or hand out any photographic or written material. Elected members who wish to speak may wish to seek advice from planning officers in advance of the meeting as to whether their representations constitute material planning considerations.

The Public Participation Scheme does not apply to any matter where the Planning Committee is considering enforcement of any kind.

The public participation scheme will operate in accordance with the guidance provided to residents in the explanatory leaflet "What happens to my objections to a planning application?"