

Revised scheme of delegation for Planning Committee

EXISTING WORDING	PROPOSED WORDING
Applications submitted by or on behalf of the City Council, or for development on Council owned land or where the Council has a direct interest, except where no objections are received.	(No change)
Applications submitted by a serving Member or Officer of the Council.	<p>Applications submitted by a serving Member or Officer of the Council (other than officers below Team Leader level who have no involvement in the planning process); or submitted by a person related to either of the above.</p> <p><i>Revised wording to enable applications submitted by junior staff whose work area has no involvement in the planning process to be delegated. Wording also widened to include relatives – this is consistent with a question contained on the national planning application forms, and increases transparency.</i></p>
Applications, which constitute a significant departure from the most up to date Local Plan that is formally approved and adopted by the Council for Development Control purposes.	<p>Applications, which constitute a significant departure from the most up to date Local Plan that is formally approved or adopted by the Council for Development Control purposes.</p> <p><i>‘or’ replaces ‘and’ to ensure clarity.</i></p>
Applications for 50 or more new houses/flats.	<p>Planning applications for 50 or more new houses/flats.</p> <p><i>To clarify that ‘prior approval’ applications are excluded</i></p>
Applications which entail more than 1000 square metres of gross floor space.	<p>Applications which entail more than 2000 square metres of new non-residential gross floor space.</p> <p><i>1000 sq m is a low figure and a number of applications for employment uses around 1100 sq. m. have had to be reported to Committee. The addition of new is to clarify that this section does not relate to change-of-use proposals; and ‘non-residential’ is added for clarity (residential apps are dealt with above)</i></p>
Buildings or structures which exceed 15 metres in height.	<p>New buildings or structures which exceed 20 metres in height.</p> <p><i>‘new’ added to ensure applications for</i></p>

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	<p><i>small additions to existing buildings which take the height just over the threshold can be delegated; and height increased to 20m to be consistent with some 'permitted development' rights for telecoms masts</i></p>
<p>Applications where Officers are recommending an agreement under S.106 of the Town and Country Planning Act 1990 with the exception of Agreements which relate to the collection and administration of contributions for open space which accord with Local Plan policy and associated Supplementary Planning Guidance.</p>	<p>Applications where Officers are recommending an agreement under S.106 of the Town and Country Planning Act 1990 with the exception of Agreements which relate to the collection and administration of contributions for open space which accord with Local Plan policy and associated Supplementary Planning Guidance; Unilateral Undertakings; and Deeds of Variation.</p> <p><i>Unilateral Undertakings are often associated with minor development which would otherwise be delegated, and do not impose any obligations upon the Council. Deeds of variation are needed where for example applications are made for minor changes to conditions on existing permissions with a current s106.</i></p>
<p>Applications which are accompanied by an Environmental Statement.</p>	<p>(No change)</p>
<p>Applications for change of use to hot food takeaway, except where no objections are received.</p>	<p>(No change)</p>
<p>Applications for a change of use to Class A2(c) within the Town and Country Planning (Use Classes) Order 1987, where the Officer recommendation is for approval.</p>	<p>Option A Applications for a change of use to a pay-day loan shop or betting office, where the Officer recommendation is for approval.</p> <p>Option B Applications for a change of use to Class A2(c) within the Town and Country Planning (Use Classes) Order 1987, or to a pay-day loan shop or betting office, where the Officer recommendation is for approval.</p> <p><i>It is understood that this section was intended to ensure that applications for 'pay-day loan' shops and betting offices would come to Committee when recommended for approval. Those uses</i></p>

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	<p>were originally within Use Class A2(c). The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015 specifically provided that from 15 April 2015, those uses were no longer within Class A2(c). As such, the current wording would not now require such applications to come to Committee, and so needs revising.</p> <p>If Members just require the specific uses of pay-day loan shops and betting offices to come to Committee then Option A above would secure that. If Members require those uses and other uses which remain within Class A2(c) to come to Committee then Option B above would secure that.</p>
Applications for the demolition of a listed building.	<p>Applications for the demolition of a listed building (other than minor associated buildings within the curtilage).</p> <p><i>This would enable applications which look to remove small ancillary buildings associated with the principal Listed Building to improve its setting to be dealt with under delegated powers.</i></p>
Applications for the development that significantly affects the setting of a grade 1 or 2* Listed Building or a Scheduled Ancient Monument.	<p>Applications for development that significantly affects the setting of a grade 1 or 2* Listed Building or a Scheduled Monument.</p> <p><i>'the' removed as superfluous. Updated terminology as what were Scheduled Ancient Monuments are now termed as Scheduled Monuments..</i></p>
Applications for the removal of trees protected by a Tree Preservation Order (except where exempted by the Act) where there are objections received.	<p>Applications for the removal of trees protected by a Tree Preservation Order (except where exempted by the Act) and not associated with an application for planning permission, where there are objections received.</p> <p><i>This clarifies that applications for planning permission will be considered by Committee if they fall elsewhere within this table, but otherwise not solely because they involve the removal of a TPO tree.</i></p>
	NB The provisions in all the categories

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	<p>above do not apply to applications under s73 of the T&CP Act 1990 which seek minor alterations to conditions.</p> <p><i>Suggested to enable small amendments to conditions to be dealt with under delegated powers</i></p>
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