

Proposed Revised schedule of delegated powers to Officers – Development Section

1. **To determine all applications made under the Town and Country Planning Act 1990, the Listed Buildings and Conservation Act 1990, the Town and Country Planning General Regulations 1992, the Town and Country Planning Control of Advertisement Regulations 1992 and the Town and Country Planning (General Permitted) Order 1995 imposing conditions as appropriate except where the decision would be contrary to any of the following:**

- (a) **any development plan in force;**
- (b) **any other approved policies of the Council;**
- (c) **the recommendation of a consultee;**

**or where the following circumstances are met:**

- (d) **where it is proposed to grant permission when more than 2 objections are received from Members of the public;**
- (e) **where it is proposed to refuse permission when more than 2 letters of support are received from Members of the public;**
- (f) **where a Member requests that an application be determined by the Planning Applications Committee.**

**Any such determination where it is proposed to grant permission when one or two objections are received or to refuse permission when one or two letters of support are received from members of the public, to be subject to consultation with the Chair or Vice-Chair of Planning Committee.**

2. To decide and take appropriate action on all enforcement related matters under the Town and Country Planning Act 1990, the Listed Buildings and Conservation Act 1990, and the Town and Country Planning Control of Advertisement Regulations 1992.
3. To determine details required by conditions imposed on any permission
4. To determine minor amendments to approved plans where these do not materially alter the form of the approved development.
5. To publicise all applications as appropriate.
6. To comment on minor applications/consultations by statutory undertakers.

7. To comment on consultations by adjoining Councils except where the proposal would be contrary to any strategic objectives of the Council.
8. To require any documentation and information deemed appropriate to determine any type of application and to deal with any applications to determine whether and what information is required.
9. To negotiate, complete, vary, discharge or amend planning obligations/agreements under section 106 of the Town and Country Planning Act 1990.
10. To release future funding from developers and other organisations for specified works under £50,000 to be carried out as a result of planning decisions by the Council's Planning Committee (in consultation with the relevant Cabinet Member).
11. To decide high hedges complaints under Part 8 of the Anti-Social Behaviour Act 2003.
12. To approve Conservation Area Character Appraisals for consultation purposes.
13. To make comments/representations on adjoining authorities' Local Development Framework documents, in consultation with the relevant Cabinet Member, subject to the issues raised not being significant to the strategic objectives of the Council.
14. To object where necessary to Heavy Goods Vehicle Operator licence applications.
15. To secure (in consultation with the relevant Cabinet Member) any temporary contract for socially necessary bus services not provided commercially.
16. Authorise expenditure on grant earning services and surveys on all reclamation schemes approved in the short term programme (three years) up to pre-tender approval stage.

#### **Notes**

**Changes to existing scheme of delegation are highlighted in bold above**