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To The Chairman and Members of the
Planning Committee

All other Members of the Council – for
information

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Date 27 September 2013

AGENDA SUPPLEMENT

Dear Sir/Madam

PLANNING COMMITTEE - MONDAY 30 SEPTEMBER 2013

I refer to the agenda for the above-mentioned meeting and enclose the following item:

Item No	Report Title	Page Nos
12.	<u>Proposed Changes to Delegated Arrangements in light of the introduction of the Planning Guarantee – Replacement Pages</u> Members are asked to note that the following pages are to replace page nos. 134 and 135 of the Planning agenda supplement.	134 - 135

Yours faithfully

Helen McAleer

Senior Committee Officer

APPENDIX ONE

Proposed revised Delegated Arrangements

1.1 Delegated authority is given to the Director to:

Issue all decisions for Planning Applications (as defined below) except those applications which are of a major or significant nature (as defined below) where the Director considers that, on balance, and after taking into account all material considerations including Human Rights Acts issues, the decision would be in compliance overall with the policies contained in the Local Plan, **Neighbourhood Plans**, and Government guidance.

The above power is subject to the following:

- 1A A weekly list being sent to all Members containing details of Planning Applications received.
- 1B The right for a Ward Member in relation to their own or an adjoining Ward and the Chairman of Planning Committee jointly (i.e. if both are in agreement) to require a Planning Application to be referred to and decided by the Planning Committee if the following conditions are met:
- (i) A written notice must be received from the Ward Member by the Director **or a Capita Symonds' Director or Principal Planning Officer** within 23 days of the publication of that application on the weekly list requesting the referral of the application to the Committee. ~~Such written notice shall be made on the Ward Member Call-In Request form. All requests shall additionally be copied in to the Head of Service and it shall be his responsibility to ensure they are maintained in the form of a register.~~
 - (ii) The request only to have effect if it contains proper planning reasons for consideration by Committee. ~~The reasons for referral shall be recorded.~~
 - (iii) The Chairman of Planning Committee must agree that the proposed referral to the Committee is appropriate. ~~The reasons for agreement shall be recorded.~~
- 1C. "Planning Applications" for the purposes of these delegations include applications, notifications or consultations in connection with the following:
- applications for or in connection with planning permissions (including those for amendments); advertisement consents; listed buildings; conservation area consents; demolitions; overhead power lines; telecommunications; applications or notifications from public authorities; agricultural notifications; minor amendments; variation or removal of conditions

1D “Major Applications” for the purposes of these delegations are defined as those proposals for:

§ 10 or more dwellings;

§ Residential development on sites of 0.5 hectares or more;

§ The provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more;

§ Development carried out on a site having an area of one hectare or more;

Except that those ‘Major Applications’ which are in the opinion of the Director the subject of no significant public comment contrary to the recommendation of officers can be determined by the Director as if they did not fall within the term Major Applications but otherwise in accordance with these Delegations..

1E “Significant Applications” will include those which

§ officers may wish to approve which are contrary to policy or the provisions of the National Planning Policy Framework (as amended or subsequently amended).

§ those which, in the opinion of the Director and the Chairman of Planning Committee, are of particular sensitivity locally

§ applications submitted by the District Council

§ all applications by Members—~~or by Senior~~ Officers of the Council or by staff employed directly by the Council or Capita Symonds in the discharge of its statutory planning functions (where the Director is aware that the application is by or on behalf of a Member or Officer). The term “Senior Officers” of the Council in this context means those employed at Head of Service level or above.

1F. The Vice-Chairman of the Planning Committee can exercise the powers of the Chairman under 1B above in the absence or unavailability of the Chairman.

2. Power for the Director to make decisions as necessary for the processing of applications, including any decision required under the Habitats Regulations and Environmental Impact Assessment Regulations.

Note: The term “Director” includes any other duly authorised officer.