

Planning Advice Note 4

Scheme of Delegation

Function	Delegation
1. <u>BUILDING CONTROL</u>	
Determination of Building Regulation applications (inc applications for relaxation of regs)	Corporate Director Environment
Enforcement action under Building Act 1984	Corporate Director Environment
Issue of Dangerous Structure Notice and related enforcement action	Corporate Director Environment
Determine level of application fees	Corporate Director Environment
To exercise powers/duties under provisions of Safety of Sports Grounds Act 1975.	Corporate Director Environment
2. <u>PLANNING CONTROL - APPLICATIONS</u>	
The <u>APPROVAL</u> of all planning and related applications with the exception of those listed below...	Corporate Director Environment
Major applications. Major defined as residential 10 or more units; site area 0.5ha or larger; floorspace 1000sqm or greater.	Planning Committee
Approval of "Departure" application	Planning Committee
Where third party and the Council to enter into a s106 agreement	Planning Committee
Where a Member submits a written request that an application be heard at Committee (must be within 21 days of application appearing on weekly list and giving material planning reasons)	Planning Committee
Where, in the opinion of CDE, the application is of wider public interest or should be heard by Planning Committee given the circumstances of the proposal.	Planning Committee
The <u>REFUSAL</u> of planning permission (or related application) where the proposal is, in the opinion of the CDE, clearly contrary to planning policy contained in Councils Development Plan or adopted SPG.	Corporate Director Environment
Refusal on grounds of lack of information	Corporate Director Environment
All other refusals of planning permission (or related application).	Planning Committee

Power to determine details submitted pursuant to conditions imposed on extant planning permission.	Corporate Director Environment
Power to decline to determine planning application	Corporate Director Environment
Determination of need for ES	Corporate Director Environment
Approval / Refusal of prior approvals for demolition, forestry/agric buildings & telecommunications development.	Corporate Director Environment
The power to “finally dispose” of application under article 25(11) of GDPO	Corporate Director Environment
Consultation from neighbouring local planning authority on any planning matter	Corporate Director Environment <i>(Planning Com at CDE discretion)</i>
Certificates of Lawfulness for existing or proposed development	Corporate Director Environment <i>(Planning Com at CDE discretion)</i>
CAAD	Planning Committee

3. **PLANNING CONTROL – ENFORCEMENT**

The service of planning contravention notice (or other requisition for information), enforcement notice, breach of condition notice or s215 notice.	Corporate Director Environment
Power to determine no further action be taken where it is considered there is no breach or does not fall under the statutory powers of the T&CPA (or related legislation.)	Corporate Director Environment
Enforcement of advertisement regulations	Corporate Director Environment
In emergencies, the service of a stop notice.	Corp Director Env in consultation with Chair & Chief Legal Officer.

4. **MISCELLANEOUS**

Appointing Officer for the purpose of Section 10(8) of the Party Wall Act 1996	Corporate Director Environment in consultation with Chief Legal Officer
Powers relating to footpaths and bridleways	Corporate Director Environment in consultation with Chief Legal Officer
Powers relating to protection of important hedgerows.	Corporate Director Environment