

## **Planning Committee & Planning Area Sub-Committees**

### Planning Committee

- 1 To consider and determine applications for planning permission and other related consents, arising under the Town and Country Planning Act and associated legislation as set out in Part A of schedule 1 of the Local Authorities (Functions and Responsibilities)(England) Regulations 2000 as amended, which have not been delegated to the Planning Area Sub-Committees or to officers.

### **Development**

- 2 To approve (with or without conditions), or refuse, applications for planning permission and other related consents under the appropriate legislation in accordance with the following criteria :
  - (a) **Outline planning applications** for :
    - residential development on sites over 1.0 hectares in area and
    - non-residential development on sites over 1.5 hectares in area
  - (b) **Full detailed, or reserved matters applications** for :
    - residential development ( including conversions/ changes of use) over 50 dwellings and
    - non-residential development, including extensions and changes of use , of over 3,000 square metres gross floor space.
  - (c) **Any application or proposal which raises significant strategic or policy issues for the city**
- 3 To enter into Section 106 Agreements, in respect of proposed developments which fall within the scope of the Planning Committee to determine.
- 4 The renewal, modification and revocation of planning permissions and other related consents and agreements.

## **Approval of planning / development briefs**

- 5 To designate new Conservation Areas or modify boundaries of existing Conservation Areas.
- 6 To approve Supplementary Planning Guidance (SPG's) and Supplementary Planning Documents (SPD's).

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## **Planning Area Sub-Committees**

- 7 To consider and determine applications for planning permission and other related consents, arising under the Town and Country Planning and associated legislation as set out in Part A of schedule 1 of the Local Authorities (Functions and Responsibilities)(England) Regulations 2000 as amended, which have not been delegated to the Planning Committee or to officers.

## **Development**

- 8 To approve (with or without conditions), or refuse, applications for planning permission and other related consents under the appropriate legislation in accordance with the following criteria:
  - (a) **Outline planning applications** for :
    - residential development on sites between 0.1ha and 1ha in area.
    - for non-residential development on sites between 1ha and 1.5ha in area.
  - (b) **Full detailed or reserved matters applications** for :
    - residential development (including conversions/ changes of use) between 10 to 50 dwellings.
    - non-residential development ( including extensions and changes of use) , of between 1,000 and 3,000 square metres gross floor space
  - (c) Any application which would otherwise be “delegated” to officers which a Councillor requests should be the subject of consideration by the relevant Planning Area Sub-Committee. (The request to bring an application to an

Planning Area Sub-Committee must be made in writing to the Director City Strategy or the Assistant Director (Planning and Sustainable Development) within 3 days after the end of the consultation period and include the planning reason(s) for the request.)

(d) Any application which would otherwise be “delegated” to officers for determination which has been submitted by or on behalf of:

- A serving Councillor of the City Council or the spouse / partner of a Councillor;
- an employee of the City Council or the spouse / partner of an employee;
- a person who, in the period of four years prior to the date of the application, was either a Councillor with, or an employee of the City council, or the spouse / partner of such a person.

(e) Applications submitted by or on behalf of the Council for its own developments except for the approval of routine minor developments to which no objection has been received.

(f) Any application that the Director City Strategy or the Assistant Director (Planning & Sustainable Development) considers should be presented to the Planning Committee or the relevant Planning Area Sub-Committee for decision.

9 To enter into Section 106 Agreements (in respect of proposed developments which fall within the scope of the Planning Area Sub-Committee to determine)

10 The renewal, modification and revocation of planning permissions and other related consents and agreements.

**Delegation to the Director of City Strategy or the Assistant Director (Planning & Sustainable Development) following consultation with the Chair and Vice Chair of the Planning Committee**

- 11 To authorise the serving of: enforcement notices and stop notices, (except where urgent and immediate action is required) and to take any action in connection with non compliance with any of these notices.