

Planning Committee & Planning Area Sub-Committee

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-Committee or to officers.

Development

- 2 To approve (other than repeat or Section 73 applications involving minor modifications or extensions of time) 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
 - 40 dwellings or more
 - (b) **Full detailed, or reserved matters applications** for :
 - residential development (including conversions/ changes of use) of 40 dwellings or more 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**
 - (d) Any non-residential or domestic application for which there is a policy presumption against development in the Green Belt
 - (e) Changes of Use of Land of 5.0 hectares or more

(f) Any application that the Director City and Environmental Services or the Assistant Director (Development Services, Planning and Regeneration) considers should be presented to the Planning Committee for decision.

- 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.

Planning Area Sub-Committee

- 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 0.5ha 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 39 dwellings.

- non-residential development (including extensions and changes of use) , of between 1,000 and 3,000 square metres gross floor space
- (c) Changes of Use for 1.0 hectares and less than 5.0 hectares of land
- (d) Any application which would otherwise be “delegated” to officers which a Councillor requests should be the subject of consideration by the Planning Sub-Committee and which has been agreed for call-in by the Assistant Director in consultation with the **Chairs and Vice Chairs of the Planning Committee and Planning 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 the consultation period and include the planning reason(s) for the request).
- (e) Any application which would otherwise be “delegated” to officers for determination for which the applicant is :-
- A serving Councillor of the Council or the spouse / partner of a Councillor;
 - Any Chief Officer or senior manager, or the spouse / partner of such an employee
 - Any staff member within the Development and Regeneration or Planning and Environment, or the spouse / partner of such an employee, or employee who has been actively involved in planning negotiations or the spouse / partner of such an employee
- (f) Applications submitted by or on behalf of the Council for its own developments except for the approval of Minor or Other category developments to which no objection has been received.
- (g) Any application that the Director City and Environmental Services or the Assistant Director (Development Services, Planning and Regeneration) considers should be presented Planning 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.
- 12 To authorise the consideration by Planning Sub-Committee of an application that would otherwise be “delegated” to officers, which a Councillor requests should be the subject of consideration by the Committee.