

## **ARTICLE 13 - PLANNING COMMITTEE A AND PLANNING COMMITTEE B**

The Council will establish the following regulatory/quasi-judicial Committees:

- a. Planning Committee A.
- b. Planning Committee B.

### **1 Composition**

- 1.1 The membership of each Committee will be established in accordance with the rules of proportionality.
- 1.2 The Chairs and Vice Chairs of both Committees shall be appointed by Full Council.
- 1.3 Executive Members can sit on both of these Committees.

### **2 Role of Planning Committee A**

- 2.1 The role of Planning Committee A is 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 Planning Committee B or to Officers.

### **3 Functions of Planning Committee A**

- 3.1 To approve or refuse, other than applications and other related consents that constitute repeat or variations involving minor modifications or non-material amendments applications for planning permission and other related consents under the appropriate legislation in accordance with the following criteria :
  - a. Outline planning applications for:
    - i. residential development on sites over 1.0 hectare in area, and;

- ii. non-residential development on sites over 1.5 hectares in area.
    - iii. 40 dwellings or more.
  - b. Full detailed, or reserved matters applications for:
    - i. residential development (including conversions/changes of use) of 40 dwellings or more, and;
    - ii. non-residential development, including extensions and changes of use, of over 3,000 square metres gross floor space.
  - c. Any application or proposal which in the opinion of the Director Environment, Transport and Planning raises significant strategic or policy issues for the city.
  - d. Changes of Use of land of 5.0 hectares or more.
  - e. Any application that the Corporate Director Place or the Director Environment, Transport and Planning considers should be presented to the Planning Committee for decision.
- 3.2 To determine any non-residential or domestic application for which there is a policy presumption against development in the Green Belt if a Ward Councillor for the site of the application requests that it should be the subject of consideration by the Planning Committee. The request to bring an application to the Planning Committee must be made in writing to the Corporate Director Place or the Director Environment, Transport and Planning within the consultation or reconsultation period and include the planning reason(s) for the request.
- 3.3 To enter into, renew, modify or revoke agreements and undertakings under Section 106 of the Town and Country Planning Act 1990 (as amended) in respect of proposed developments which fall within the scope of Planning Committee A to determine unless in the opinion of the Corporate Director Place or the Director Environment, Transport and Planning it is a minor modification.

#### **4 Role of Planning Committee B**

- 4.1 The purpose of Planning Committee B is 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 Planning Committee A or to Officers.

#### **5 Functions of Planning Committee B**

- 5.1 To approve, with or without conditions, or refuse, applications for planning permission and other related consents other than applications and other related consents that constitute repeat or variations involving minor modifications or non-material amendments under the appropriate legislation in accordance with the following criteria:
- a. Outline planning applications for:
    - i. residential development on sites between 0.5ha and 1ha in area;
    - ii. non-residential development on sites between 1ha and 1.5ha in area;
  - b. Full detailed or reserved matters applications for:
    - i. residential development (including conversions/changes of use) between 10 to 39 dwellings;
    - ii. 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 Ward Councillor for the site of the

application requests should be the subject of consideration by Planning Committee B. The request to bring an application to Planning Committee B must be made in writing to the Corporate Director Place or the Director Environment, Transport and Planning 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:-
  - i. a serving Councillor of the City Council or the spouse/partner of a Councillor;
  - ii any Chief Officer or senior manager, or the spouse/partner of such an employee;
  - iii Any staff member within the Development and Regeneration Planning and Environment department/s, or the spouse/partner of such an Officer, or Officer who has been actively involved planning negotiations or the spouse/partner of such an Officer.
- 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 Corporate Director Place or the Director Environment, Transport and Planning considers should be presented to the Planning Area Sub-Committee for decision.

- 5.2 To enter into, renew, modify or revoke agreements and undertakings under Section 106 of the Town and Country Planning Act 1990 (as amended) in respect of proposed developments which fall within the scope of Planning Committee B to determine unless in the opinion of the Corporate Director Place or the Director Environment, Transport and Planning it constitutes a minor modification.