

2.9 Planning Committee

~~1.1~~ (Membership: 10. A further 10 councillors shall form a pool of reserve members for the committee.)

1. To determine applications for planning permission, where the recommendation is for approval by the Director of Planning and Strategic Transport and the development is for:

- a) ~~a)~~ a residential development containing 200 or more new dwellings or, where the number of dwellings is not given, the site area is 4 hectares or more; or
- b) ~~b)~~ the erection of a building or buildings with a gross floor space of 10,000 square metres or more or, where the floor space is not given, the site area is 2 hectares or more; ~~or~~
- c) ~~applications for reserved matters pursuant to outline planning permission related to the development types specified by 1a) and 1b) above~~

~~2.~~ 2. To determine applications for planning permission ~~(except for the construction of or a development in relation to a single building with an existing floorspace of no greater than 300 square metres or a new building or extension within the curtilage of such a qualifying building)~~, where the recommendation is for approval and the application exceeds the Sub Committee thresholds (see 2.10 below) and the development is for:

- a) ~~a)~~ a residential development containing less than 200 new dwellings or, where the number of dwellings is not given, the site area is less than 4 hectares; or
- b) ~~b)~~ the erection of a building or buildings with a gross floor space of less than 10,000 square metres or more or, where the ~~floor space~~floorspace is not given, the site area is ~~less than~~ 2 hectares; or more;

where the Committee Consideration Criteria (part 4K of this Constitution) are met.

~~3.~~ 3. The confirmation of Directions under Article 4 of the Town and Country Planning (General Permitted Development) Order 2015 - as amended).

~~4.~~ 4. Any other application or planning matter referred to the Planning Committee by the Director of Planning and Strategic Transport acting in his or her discretion.

~~3.~~ 5. Planning Committee will only deal with reserved matters pursuant to outline planning permission ~~related to development types specified in 2a) and 2b) above~~ where the Planning Committee have expressly requested (when determining applications for outline planning permission) for that the subsequent reserved matters ~~to should~~ be referred to Planning Committee: for determination. This request will should be included in the minutes and specified by way of an informative attached to the outline planning permission.

~~4.6.~~ Applications for minor material amendments, variations of planning conditions and non-material amendments submitted under S.73 and S.96A of the Town and Country Planning Act 1990 will be determined by officers under delegated authority in all instances unless they fall within the remit of Planning Sub Committee (see 2.10 below).

~~5~~ ~~The confirmation of Directions under Article 4 of the Town and Country Planning (General Permitted Development) Order 1995.~~

~~6~~ ~~Any other application or planning matter referred to the Planning Committee by the Director of Planning and Strategic Transport acting in his or her discretion.~~

7. Where the Planning Committee determines an item on an agenda:

a) a) In the event of changes being made to an officer recommendation by the committee, the task of formalising the wording of those changes, in accordance with the substantive nature of the committee's decision, is delegated to the Director of Planning and Strategic Transport;

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b) b) The Director of Planning and Strategic Transport has delegated authority to make changes to the wording of the committee's decision (such as to delete, vary or add conditions, informatives, planning obligations or reasons for the decision) prior to the decision being actioned, provided that the Director of Planning and Strategic Transport is satisfied that any such changes could not reasonably be regarded as deviating from the overall principle of the decision reached by the committee nor that such change(s) could reasonably have led to a different decision having been reached by the committee.

8. Where a report has been placed on the agenda of the Planning Committee but the meeting fails to start to consider the item prior to its 10pm guillotine, the determination of that matter shall be automatically delegated to the Director of Planning and Strategic Transport, unless the meeting determines otherwise by way of a resolution made prior to the 10pm meeting deadline and agreed on a two thirds majority.

2.810 Planning Sub-Committee

(Membership: for each meeting, 5 drawn from the membership of the Planning Committee).

1. To determine the following application types: where the recommendation is for approval:

a. Applications for planning permission made under the Town

a) & Country Planning Act 1990 for the construction of or a development in relation to ~~a single~~ building(s) with an existing floorspace of no greater than

- ~~300~~500 square or ~~a new~~ building(s) or extension(s) within the curtilage of such ~~a~~ qualifying building;(s);
- ~~b.~~ Applications for ~~Listed Building Consent~~ planning permission made under the Town & Country Planning (Listed Buildings Act 1990 for development providing up to 5 units of residential accommodation
 - ~~b)~~ c. Applications for listed building consent made under the Planning and Conservations-Conservation Areas) Act 1990;
 - ~~e)~~ d. Variations of planning conditions (covering issues such as variations in hours of use or other related changes in how a use operates pursuant to previous grants of planning permission)

where the Committee Consideration Criteria (part 4K of this Constitution) are met.

- 2. All applications submitted pursuant to the Town and Country Planning (General Permitted Development) Order, applications for advertisement consent, ~~determination of reserved matters pursuant to outline planning permissions,~~ minor material amendments and non-material amendments submitted under S.73 and 96A of the Town and Country Planning Act 1990. applications to discharge planning conditions and notwithstanding the above, minor ~~residential~~ extensions and alterations (including boundaries and rear outbuildings) involving less than 20 square metres of additional internal accommodation (gross internal) will be determined by officers under delegated authority in all instances

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- 3. Any other application or planning matter referred to the Planning Sub-Committee by the Director of Planning and Strategic Transport acting in his or her discretion.

- 4. The Planning Sub-Committee may refer agenda items to Planning Committee for consideration and determination if they consider it necessary or appropriate to do so.

- ~~5~~ 6. Where the Planning Sub-Committee determine an item on an agenda:

- ~~a.~~ a. In the event of changes being made to an officer recommendation by the committee, the task of formalising the wording of those changes in accordance with the substantive nature of the committee's decision, is delegated to the Director of Planning and Strategic Transport;

~~the~~

- ~~b.~~ b. The Director of Planning and Strategic Transport has delegated authority to make changes to the wording of the committee's decision (such as to delete, vary or add conditions, informatives, planning obligations or reasons for the decision) prior to the decision being actioned, provided that the Director of Planning and Strategic Transport is satisfied that any such changes could not reasonably be regarded as deviating from the overall principle of the decision reached by the committee nor that such change(s) could reasonably have led to a different decision having been reached by the committee.

6.7. Where items for consideration and determination by the Planning Sub Committee have not been considered or have not started to be considered by ~~11pm~~10pm, the determination of those matters shall be automatically delegated to the Director of Planning and Strategic Transport.