

## **Planning Regulatory Committee**

**Composition: 13 Councillors in political balance.**

**Quorate 7 Councillors each group may appoint reserves**

**Chairman appointed by Council annually.**

**Cabinet Members or Member Project Leads should leave the Committee meeting for items directly related to those which have been previously considered at Cabinet (whether they attended the Cabinet meeting to consider that item or not).**

**All Members of the Committee and Councillors attending as Reserves**

**must:**

- (a) have undertaken mandatory training in the relevant law and procedures which relate to the Committee's work; and**
- (b) undertake further mandatory training, on an ad hoc basis, when there are changes to procedure or relevant legislation that are deemed significant by the relevant Director.**
- (c) undertake and pass the test of competence**

### **Terms of Reference:**

- 1.1 To exercise the Council's functions relating to town and country planning and development control, highways, footpaths and other rights of way.
- 1.2 To determine applications for planning permission under the Town and Country Planning Act 1990, Listed Building Consent, Conservation Area Consent and related matters and any other planning legislation including granting planning permission for development already carried out and without compliance with conditions previously attached
- 1.3 To decline to determine applications for planning permission.
- 1.4 To determine applications for planning permission made by a Local Authority, alone or jointly with another person, including for the Council itself.
- 1.5 To make determinations, give approvals and agree other matters relating to the exercise of permitted development rights, in so far as not delegated to Officers.
- 1.6 To authorise:
  - 1.6.1 entering into agreements regulating the development or use of land;
  - 1.6.2 issuing certificates of existing or proposed lawful use or development;
  - 1.6.3 granting consents for the display of advertisements;
  - 1.6.4 entry onto land;

- 1.6.5 the discontinuance of a use of land;
- 1.6.6 service of a Planning Contravention Notice, Breach of Condition Notice, Building Preservation Notice, Enforcement Notice, Stop Notice, Demolition Notice, Completion Notice, Repairs Notice or any other Notice and take any other related action; and
- 1.6.7 applications for injunctions restraining a breach of planning control.
- 1.7 To determine applications for Hazardous Substance Consent and related powers.
- 1.8 To require proper maintenance of land and buildings.
- 1.9 To apply for an injunction in relation to a Listed Building and/or execute urgent works in respect of Listed Buildings and buildings in conservation areas.
- 1.10 To exercise powers for the preservation of trees; relating to the protection of important hedgerows; control of high hedges; control advertisements and to make Limestone Pavement Orders.
- 1.11 To exercise the Council's functions under the Highways Act 1980, other than the power to grant permissions under Section 115E and publish Notices under Section 115G of the Highways Act 1980 for the provision of services, amenities, recreation and refreshment facilities on pedestrianised areas (which is a function of the Licensing Committee) including the power to authorise Notices, Orders and enforcement action, consent to or licence activities or take action.
- 1.12 Power to authorise action to deal with public rights of way, footpaths and bridleways including authorising stopping-up or diversion of any highway, footpath, bridleway or extinguishing any public rights of way (including in respect of land held for planning purposes).

### **Pre-Planning Application Advice**

Pre-application advice is not mandatory, and nor does it bind the council to approve or refuse a planning application, but developers find it useful to improve the quality of planning applications and their likelihood of success.

It sets out the council's opinion, discusses matters of policy, provides suggestions for improvement (where possible) and a list of all documents that are required to accompany the planning application.

The basic advice service involves a desk-based assessment of your proposals. It provides a quicker service but is likely to only be suitable for proposals that require an 'in principle' answer to the prospects of development. To apply for advice, submit a Pre-Application Advice Form, fee and a site location plan only. You can choose to include further supporting information should you wish. It is possible for a relevant officer to visit the site, there is an additional fee for this.

## **Developer Consultation Forum**

The Development Consultation Forum is an integral part of the planning process as it provides Members with the opportunity to ask questions of developers, share local knowledge and contribute practical suggestions to any possible problems within their proposed planning application.

By nature, the meetings are ad-hoc and typically held within 4 weeks of submission by the Developer.

Membership of the Forum is as follows:

- One representative from each political group on Planning Committee (they can send a substitute, but the substitute must also be a Member of Planning Committee)
- Relevant Ward Councillor(s)
- Parish Council
- Developers/Applicants
- Relevant Officers