

Scheme of Delegation - Planning Sub-Committee (Part Three Section B of the Constitution agreed by Council on xx)

All matters are delegated by the Planning Sub-Committee except the following:

- (A) *planning applications for the erection of 10 or more dwellings and where the officer recommendation is for approval;*
- (B) *planning applications for changes of use 1000 sq. metres of gross internal floor space and where the officer recommendation is for approval;*
- (C) *planning applications for the erection, or extension of non-residential buildings where the new build is more than 1000 sq metres gross internal floor space and where the officer recommendation is for approval*
- (D) *unless otherwise agreed with the chair of the Planning Sub- Committee, planning applications either:
 - (i) *for major development as categorised by the Department for Communities in Local Government (DCLG) and where the officer recommendation is for approval;* or
 - (ii) *where a S106 is required;* or
 - (iii) *where the decision would be contrary to a policy in the development plan;**
- (E) *unless otherwise agreed with the Chair of the Planning Sub- Committee, Applications submitted by, or on behalf of the Council, planning applications submitted by or on behalf of the Council except for applications for development within the curtilage of a dwelling house or if agreed with the chair of the Planning sub-committee other applications which are of a minor nature;*
- (F) *planning applications on Council owned land, where the Council is not the applicant, where significant material planning objections are received during the consultation process and which the Director, in consultation with the Chair of the Planning Sub-Committee, determines should be subject to Members' consideration;*
- (G) *planning applications submitted by or on behalf of Members; or employees within the Planning Service or senior employees elsewhere in the Council; or their spouses, parents or children;*
- (H) *any planning application to amend an application or vary conditions or a section 106 agreement previously decided/imposed by Planning Sub-Committee and which the Director, in consultation with the Chair of the Planning Sub- Committee, considers to constitute a major or significant change;*
- (I) *any planning application where there have been objections from a single Ward Councillor and/or a local community body and/or a local residents' association, and a written request setting out the planning reasons for the matter to be referred to the Sub-Committee has been made before the expiry of the consultation period, and which the Director in consultation with the Chair of the Planning Sub-Committee considers should be referred to the Planning Sub-Committee for determination;*