

## Regulatory Services

### Planning Scheme of Delegation

***Planning functions are delegated to the Head of Regulatory Services by the Council (not the Executive) under Part 8 of the Constitution at paragraph 4.4.18 (1) of the Scheme of Delegation to Officers and under Part 3 Responsibility for Function at Table 1 (part A) Functions relating to Town and Country Planning and Development Control.***

- 1 The functions specified in the above provisions are delegated to the Head of Regulatory Services (responsible for the time being for the Development Control functions of the Council) and will be exercised by him/her or any officer authorised by him BUT subject to the following matters being reserved to the Planning Committee:
  - 1.1 Outline and full planning applications for major developments (as defined in paragraph 2 below) and not previously considered by the Planning Committee.
  - 1.2 Where there has been objection to an application falling into one or more of the following categories which raised matters that (in the opinion of the Head of Regulatory Services or his nominated officer) are of such significance as to necessitate determination by the Committee and where the officer recommendation is to grant permission.
    - (i) A clear recommendation from the Environment Agency, Water or Sewerage Undertaker or their representatives, the Chief Highways Officer, the National Assembly for Wales as Trunk Road operator, the CCW, CADW or the police to refuse an application.
    - (ii) More than 5 individual letters of objection on planning grounds by neighbours / members of the public or 4 individual letters indicating planning grounds plus an objection from a Community Council.
    - (iii) Where, the Chairman of Planning Committee has consented to a written request by a Member made within 14 days of the application appearing in the weekly information papers that provides sound planning grounds why it is necessary for the application to be determined by the Planning Committee.
  - 1.3 Applications submitted for Council development or for development on Council land (other than works within the highway relating to access).

- 1.4 Applications submitted by officers of the Council employed within the development control function or their close relatives and the officer recommendation is to grant permission.
- 1.5 Applications submitted by Chief Officers of the Council or their close relatives and the officer recommendation is to grant permission.
- 1.6 Applications submitted by Members of the Council or their close relatives and the officer recommendation is to grant permission.
- 1.7 All decisions relating to the revocation or modification of a permission or consent and the discontinuing of the display of an advertisement with deemed consent  
(Note: section 13 of Table 1 to Part 3 of the Constitution provides for Discontinuance powers under Section 102 of the Town and Country Planning Act 1990 to be only exercised by the Council)
- 2.0 For the purposes of paragraph 2 above '**major development**' shall mean:  
"Development involving any one or more of the following-
  - (a) the winning or working of minerals or the use of land for mineral - working deposits;
  - (b) waste development;
  - (c) the provision of dwellings where: (i) the number of dwellings to be provided is 10 or more: or (ii) the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within paragraph (c)(i);
  - (d) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more: or
  - (e) development carried out on a site having an area of 1 hectare or more."