

	Approval of the Joint Spatial Strategy
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Planning Policy Committee

	Consider and recommend to Council for approval the Plans and alterations which together comprise the Development Plan and
	Consider and make recommendations to the Council and any Joint Committee established by order of the Secretary of State in respect of strategic planning policy issues that affect the area

Planning Committee

	Act on behalf of the Council in its role as Local Planning Authority including in respect of conservation areas, special advertisement areas, listed buildings, footpaths and tree preservation
	Determine applications for planning permission (including their revocation or modification)
	Authorise enforcement action in respect of these planning and development control functions including those functions set out in Part 8 of the Anti Social Behaviour Act 2003
	Comment on planning applications submitted to or by other local planning authorities and statutory undertakers

Officers

Head of Democratic & Legal Services

	General functions in respect of footpaths
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Head of Development Control

	<p>To determine all planning applications and applications for advertisement consent, listed building consent and conservation area consent and to comment on those referred to the Council by neighbouring authorities, except where:-</p> <p>(a) a ward member (or a ward member for a ward in which land or residents are likely to be directly affected) requests in writing to the Head of Development Services, prior to the expiry of the publicity/notification period that a proposal</p>
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	<p>within their ward should be the subject of consideration by the relevant committee;</p> <p>(b) the proposal, if approved, would constitute, in the opinion of the Head of Development Services, a material departure from the Local Plan and approval is recommended;</p> <p>(c) the proposal has been the subject of a written material planning objection(s) within the relevant stipulated time span, which has not been resolved to the satisfaction of the Head of Development Services through negotiation and/or the proposed imposition of condition(s), approval is recommended and the Planning Chairs' Panel agree with the Head of Development Services that the proposal will be reported to committee;</p> <p>(d) the proposal is substantively supported by a statutory consultee (including town/parish councils), refusal is recommended and the Planning Chairs' Panel agree with the Head of Development Services that the proposal will be reported to committee;</p> <p>(e) the proposal is known to be submitted by, or on behalf of, an elected member of the authority (or a relative or a friend) or by any member of the Council's staff (or their spouse /partner)</p>
	<p>To agree to enter into new, or amend existing, legal agreements in respect of proposed developments where the Head of Development Services and the Head of Legal and Democratic Services agree that the content of such an agreement will be substantially similar to an existing agreement.</p>

	General functions in respect of tree preservation
	<p>To authorise enforcement action in respect of all planning and development control functions including those functions set out in the Anti-Social Behaviour Act 2003 except where:-</p> <ul style="list-style-type: none"> a) a ward member has requested that a breach of planning control be referred to the Planning Committee; b) The Head of Development Services considers the matter should be referred to the Planning Committee where the action is significant or controversial.
	<p>To determine applications for:</p> <ul style="list-style-type: none"> (i) certificates of Lawfulness of Existing Use or (ii) Development Certificates of Lawfulness of Proposed Use of Development and (iii) Change of Use Certificates