

APPENDIX

DEVELOPMENT MANAGEMENT COMMITTEE FUNCTIONS

1. To deal with applications for planning permission, advertisement consent, listed building consent etc. under the Town and Country Planning and other Acts and to approve Section 106 Agreements.
2. To consider all enforcement and other action, including legal proceedings, under the Town and Country Planning Acts.
3. To authorise action, including the institution of legal proceedings, for non-compliance with the Building Regulations.
4. To authorise action, including the institution of legal proceedings, to secure compliance with notices served in respect of dangerous buildings under the Building Act 1989.
5. To deal with matters relating to tree preservation and protection of hedgerows, including the making of orders and the institution of legal proceedings.
6. To make revocation, modification, completion and discontinuance orders in cases where no compensation is payable.
7. To deal with all matters relating to designated conservation areas.

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FUNCTIONS DELEGATED TO THE PLANNING, ECONOMIC DEVELOPMENT AND REGULATORY SERVICES MANAGER

	FUNCTIONS	CONDITIONS OR RESERVATIONS	CONSULTATIONS
	Planning and Building Control Delegations		
1.	To determine all applications under the Town and Country Planning Act 1990, the Planning (Listed Buildings and Conservation Areas) Act 1990, the Hazardous Substances Act 1990, the Town and Country (Tree Preservation Order)	But not where :- <ul style="list-style-type: none"> • Made or deemed to be made by the Council; • The decision could give rise to claim for compensation or a purchase notice; 	The Chairman of the Committee.

	<p>Regulations, the Town and Country Planning General Development Order and the Town and Country Planning (Control of Advertisements) Regulations.</p>	<ul style="list-style-type: none"> • Made by a Councillor or officer of the Council; • An Environmental Impact Assessment is required; • It is intended to overrule objections contrary to the officer recommendation from 10 or more separate addresses made within the statutory neighbour consultation period; • It is major development except for reserved matters and variations of conditions • A Councillor, within 21 days of notification via the weekly list of the submission of the application, requests that it be determined by the Committee and gives valid planning reasons that in the opinion of the Service Manager justify the matter being considered by the Committee; • The Chairman of the Committee requests that the application is brought to the 	
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		Committee and gives valid planning reasons.	
2.	To determine whether to accept planning applications under the Planning Acts when the Acts indicate the Council can decline to entertain them.		
3.	To determine whether it is expedient to issue Planning Enforcement Notices, Planning Contravention Notices, Breach of Condition Notices and Stop Notices.	Not where the Chairman requests that the decision be made by the Committee.	The Chairman and Ward Councillors before the notice is issued.
4.	To give an opinion whether a proposed development would be affected by the Environmental Impact Regulations.		
5.	To serve requisitions for information and planning contravention notices.		
6.	To remove or obliterate illegally placed placards or posters.		
7.	To operate the building regulations systems, including the issue of all notices, certificates etc.		
8.	To deal with dangerous buildings.		
9.	To deal with complaints to the Council under Part 8 of the Anti-Social Behaviour Act 2003 (High Hedges) and Regulations made thereunder, including the issue and withdrawal,		

	waiver or relaxation of the requirements of Remedial Notices.		
10.	To authorise on his behalf the Council's Planning Enforcement Officer to enter onto any land for the purpose of carrying out his/her duties.		