

2. <u>Development Management / Plans</u>				
Subject	Detail	Delegated by:	Delegated to:	Comment
▼	▼			Ability of ward members to call in application will no longer exist under the new regulations. This section to be deleted.
▼	▼	▼	▼	The current format of scheme of delegations is based on the principle that officers can decide all matters in the listed legislation unless an exception applies in which case the application will be decided by planning committee. Under the new regulations the ability to have specific exception criteria is removed. The only case where this will still apply is “own-interest” applications - see more below – which are applications made by the council itself, serving members and serving officers. The existing triggers such as number of objections, being outside policy, size of site, objection by a statutory consultee etc all need to be deleted from the scheme. The new categories will be based on Schedule 1 applications which must be decided by officers, and Schedule 2 applications which are presumed to be determined by officers, but which may in certain cases be decided by planning committee.

Deleted: When a ward member wishes to call in an application to Planning Committee for consideration, they will, within 21 days of receipt of the notification of that application, contact the case officer and set out their reasons for wanting the application to be considered at committee rather than by officer delegation. The Case Officer will, in writing, record the request and reasons and send a written record to the Portfolio Holder, Planning Committee Chair and any other ward member(s) for the area in which the application site is situated, of the request and reasons.¶

¶
If a request is made after the deadline set out above, the Planning Committee Chair shall make the final decision, taking into account all relevant matters, as to whether the application is considered by the Planning Committee, and will inform the Case Officer of his/her decision within 2 working days of receiving the request from the Case Officer. The ward member who made the request will also be informed of the Chair's decision.¶

Deleted: Calling in procedure for Ward Members for Planning Committee¶

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				(1) Call in procedure - no longer permitted (2) No longer a permitted trigger to send matters to committee (3) Departure from policy no longer a permitted ground to refer to planning committee. It will still be a factor in assessing whether Schedule 2 applications should be decided under delegated powers or be decided by Committee – see wording of the Gateway Test Ground B. (4) } See new section on
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Deleted: 1. A Member makes a written request within 21 days of the application receipt for the application to be considered by the Planning Committee.¶
(see procedure set out above)¶

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2. The Planning Officer considers that the application should be considered by Committee.¶

3. The approval of the application would represent a departure from the policies of the statutory development plan.¶

4. The proposal involves the Borough or County Council either as applicant or landowner.¶

5. The applicant is a Councillor or known to be an employee of either Redditch Borough Council or Bromsgrove District Council, or employed by other local authorities who provide services for or on behalf of Redditch Borough Council under shared service arrangements.¶

6. There is a known involvement by a Council employee or other employee as in 5 above in any capacity - ¶
e.g. as agent or adviser¶

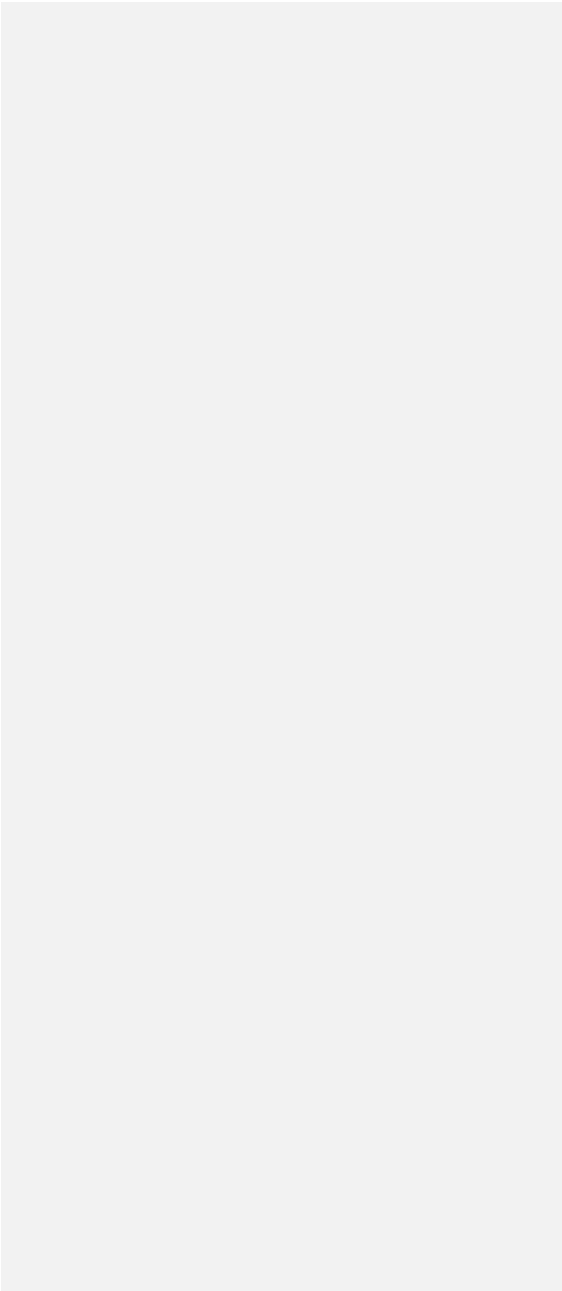
7. The application is for major development (as defined in the BV109 returns i.e. more than 10 dwellings - more than 1000 sq m new industrial / commercial floor space) where the recommendation is for approval or where five or more letters of support have been received.¶

8. The Council will be required to become party to a Planning Legal Agreement under Section 106 (applies only to those agreements where RBC would be a signatory and bear an obligation under the agreement – not to Unilateral Undertakings)¶

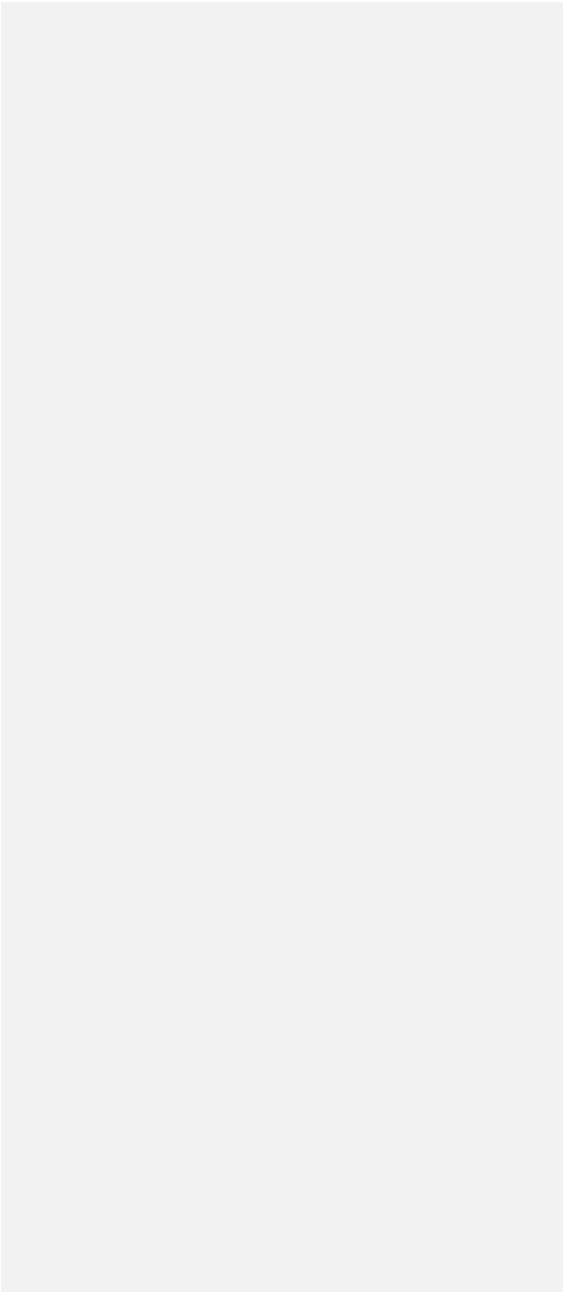
9. a) The application is a Householder application and between 11 and 20 individual letters of objection from separate addresses and raising material planning considerations are received from separate members of the public and the Officer recommendation is for approval, in which case, the application will be determined by the Assistant Director of Planning, Regeneration and Leisure Services/Planning Officers in conjunction with the Chair of Planning Committee (or in their absence the Vice Chair) ¶

				(5) } own-interest (6) } applications (7) Size of scheme alone no longer acts as a trigger. Refer instead to Schedule 2 which will include a scheme that is not a householder application, not a minor commercial application and not a minor residential application. (8) Existence of 106 agreements no longer permitted as a trigger for referral to Planning Committee. If there is a planning obligation linked to a Schedule 1
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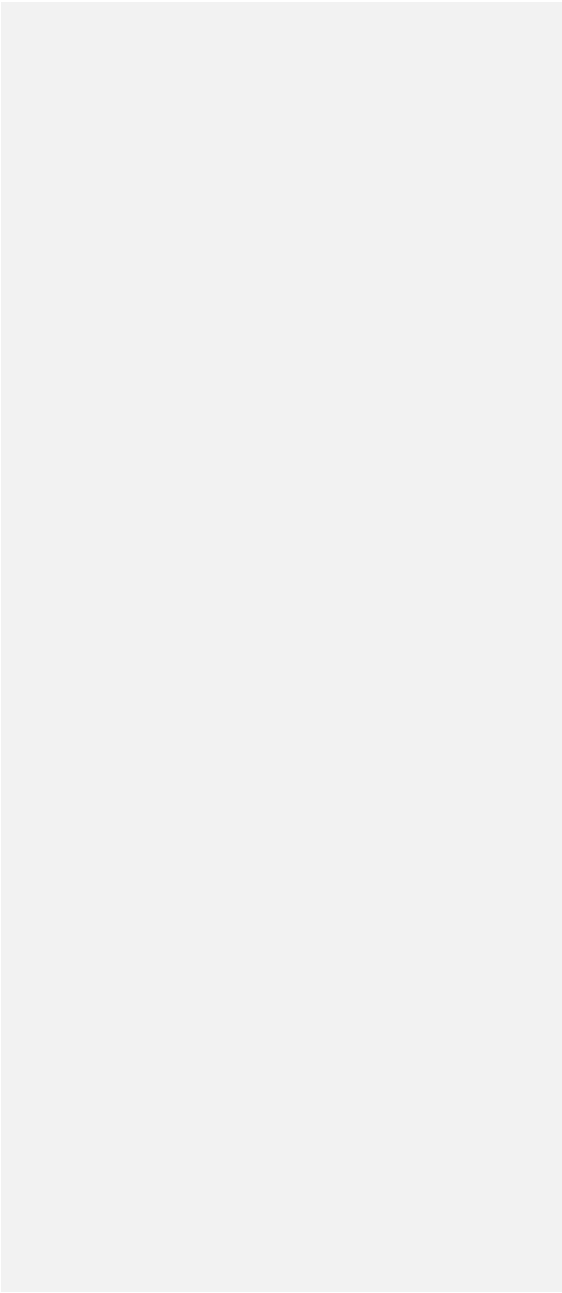
				application this will be officer delegated. For a planning obligation linked to a Schedule 2 application it will be referred to the gateway test. (9) Referral to committee based on number of objections for householder or non- householder applications no longer permitted.
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				(10) Referral to committee based on an objection from a statutory consultee no longer permitted. (11) Referral to committee based on type of change of use application no longer permitted.
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				(12) Ability to respond to consultations still required – see new re-worded section below.
Development Proposals by other Public Authorities.	To comment on proposals for development submitted by Worcestershire County Council and other public authorities.	Council	Assistant Director of Planning, Leisure and Culture Services.	To replace para 12 – ability to respond to consultations from other local authorities.
▼	▼	▼	▼	To be deleted - the circumstances for planning committee consideration of variation/ discharge of 106 contributions are now set out in Schedule 1 and Scheule 2 of the regulations.

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Deleted: Planning Obligations¶

Deleted: All planning obligation variations and discharges, other actions or advice / responses on behalf of the Local Planning Authority within the list of Planning and Associated legislation / regulations, are considered to fall within the delegation scheme and will be enacted by Officers unless any of the following apply:-¶
Deletion or addition of one or more of the heads of terms. ¶
Significant change in overall area of land to be transferred to Redditch Borough Council.¶
Significant change in financial contributions to be provided to Redditch Borough Council [except where this is a result of (an)other Member decision(s)].¶
A Member makes a written request for a case to be considered by the Planning Committee, as set out above in the Calling in Procedure.¶

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Deleted: [Assistant Director of Planning, Leisure and Culture Services]¶