PLANNING & REGENERATION

1. Building Control

Subject	Detail	Delegated by:	Delegated to:
Applications	To approve or reject applications deposited under Building Regulations, except applications which require a relaxation of Reg. B1 (Means of Escape) and to determine matters arising from the following associated statutory provisions:- Highways Act 1989 (Sections 169, 172 & 173) Building Act 1984 (Sections 8, 15, 16, 18-30, 32, 33, 36, 71, 72 (1)(b), 80, 81.	Executive	[Assistant Director of Planning, Leisure and Culture Services]/ [Building Control Manager]
Taking Action	To take action as appropriate under the following enactments:- Public Health Act 1936 Section 262. Local Government (Miscellaneous Provisions) Act 1976 - Dangerous Excavations. Building Act 1984, Sections 77 and 78	Executive	[Assistant Director of Planning, Leisure and Culture Services]/ [Building Control Manager] As above [Assistant Director of Planning, Leisure and Culture Services]/ [Building Control Manager]/[Principal Solicitor]
Entering Premises	To enter premises for the purposes of enforcement and administering the Building Regulations and appropriate provisions of the Building Act 1984 as set out above and additionally Section 94.	Executive	[Assistant Director of Planning, Leisure and Culture Services]/ [Building Control Manager]
Issuing Notices	To issue notices of the Council's decisions on all applications and	Executive	[Assistant Director of Planning,

	submissions made to it on Building Control Matters.		Leisure and Culture Services]/ [Building Control Manager]
Serving Requisitions	To serve requisitions for Information under Section 16 of the Local Government (Miscellaneous Provisions) Act 1976.		[Assistant Director of Planning, Leisure and Culture Services]/ [Building Control Manager]
Fees & Charges	Council's Scheme of Charges under the Building (Local Authority Charges) Regulations 1998 - To vary the standard fee scales of the Local Government Association Model Scheme by up to plus or minus 10%.		[Assistant Director of Planning, Leisure and Culture Services] in consultation with the [Chief Executive]

2. Development Management / Plans

Subject	Detail	Delegated by:	Delegated to:
Development Proposals by other planning 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
Article 4 Directions.	To make Directions under Article 4(1) of the Town & Country Planning (General Permitted Development) Order 1995.	Planning Committee	Assistant Director of Planning, Leisure and Culture Services.
Development Plans	Preparation of scoping reports and consultation with statutory consultees as required in connection with the preparation of draft SPD Sustainability Appraisals.	Council	[Assistant Director of Planning, Leisure and culture Services] and/or [Strategic DevelopmentManager]

3. Development Management – Further Delegations			
National Scheme of Delegations			
Subject	**Detail**	**Delegated by**	**Delegated to**
National Scheme of Delegations – Regulation 3 – nominated members and officers	1. To act as the nominated officer under the Town and Country Planning (Discharge of Local Planning Authority Functions) (England) Regulations 2026 2. To act as the nominated member under the Town and Country Planning (Discharge of Local Planning Authority Functions) (England) Regulations 2026	Council Council	Assistant Director of Planning, Leisure and Culture Service or their nominated deputy Chair of Planning Committee or in his/ her absence Vice Chair of Planning Committee
National Scheme of Delegations – Regulation 4 – applications that must be determined by an officer (Schedule 1)	To determine planning applications set out in Schedule 1 of the Town and Country Planning (Discharge of Local Planning Authority Functions) (England) Regulations 2026 [See list of Schedule 1 delegations at Appendix 1.]	Council	Assistant Director of Planning, Leisure and Culture Service or their nominated deputy
National Scheme of Delegations – Regulation 5 – Applications that may be determined by a	1. To carry out the function of agreeing whether a Schedule 2 application referred to the Gateway Test should be determined	Council	Assistant Director of Planning, Leisure and Culture Service or their nominated deputy (acting as the

committee or by an officer – The Gateway Test	by officers under delegated powers or determined by Planning Committee based on the test in set out on grounds a. and b. of regulation 5(3)		nominated officer) following consultation with Chair of Planning Committee or in his/ her absence Vice Chair (acting as the nominated member)
	2. To determine any application referred to the Gateway Test where agreement cannot be reached between the nominated officer and the nominated member	Council	Assistant Director of Planning, Leisure and Culture Service

Schedule 2 applications (* from Schedule 2)				
Para no *	Subject	Detail	Delegated by	Delegated to
1, 2 and 3	Applications for listed building consent (under section 10(1) of the Listed Buildings Act Applications for variation or discharge of listed building consent under section 19(1) of the Listed Buildings Act Applications for planning permission connected to an application made under section 10(1) or 19(1) of	1. To determine applications described in paras 1, 2 and 3 of Schedule 2 which do not involve any of the following features: - a. Complete or significant demolition of a listed building. b. That are linked to planning application for dwelling houses where the number of houses to be provided is 10 or more. c. That are linked to a planning application for the provision of a building or buildings with a floor space of 1000 square metres or	Council	Assistant Director of Planning Leisure and Culture Services

	the Listed Buildings Act	more. 2. Any applications of the type identified in a., b. or c. above will be referred to the nominated officer and nominated member for consideration under the Gateway Test and shall be determined as follows: a. Where outcome of Gateway Test is referral for determination by Members at Planning Committee b. Where outcome of Gateway Test is for determination by officers	Council Council	Planning Committee Assistant Director Planning Leisure and Culture Services
4	Applications made under paragraph 4 of Schedule 2 (and not identified separately under any other provisions of Schedule 2)	To determine an application for planning permission that is not: a. A householder application b. A minor commercial application c. A minor residential application	Council	Planning Committee following agreement by the nominated officer and nominated member that the application meets either ground A or ground B in the Gateway Test. In all other cases, Assistant Director of Planning, Leisure and Culture Services
5	An application made under section 73 (1) of the Town and Country Planning Act 1990 - application to vary existing	1. To determine applications made under Section 73 (1).	Council	Planning Committee following agreement by the nominated officer and nominated member that the application meets either ground A or ground B in the

	planning conditions (where the original planning permission was a Schedule 2 Planning Permission)			Gateway Test. In all other cases, Assistant Director of Planning, Leisure and Culture Services.
6	Applications made under section 73A (1) of the Town and Country Planning Act 1990 – retrospective application for planning permission	1. To determine applications made under Section 73A (1) for schemes which meet the following definitions: - • A householder application • A minor commercial application • A minor residential application 2. Any other retrospective applications will be referred to the nominated officer and nominated member for consideration under the Gateway Test and shall be determined as follows: a. Where outcome of Gateway Test is referral for determination by Members at Planning Committee b. Where outcome of Gateway Test is for determination by officers	Council Council Council	Assistant Director Planning Leisure and Culture Services Planning Committee Assistant Director Planning Leisure and Culture Services

7	Applications to modify or discharge a planning obligation under (a) section 106A(1) or (b) section 106A(3)	1. To determine applications made under the Town and Country Planning Act 1990 to modify or discharge a planning obligation under section 106A(1) or section 106A(3) where the application is connected to a Schedule 2 approval.	Council	Planning Committee following agreement by the nominated officer and nominated member that the application meets either ground a or ground b in the Gateway Test. In all other cases, Assistant Director of Planning, Leisure and Culture Services.
8	Large outline permission – reserved matter approval application	To determine applications for reserved matters approvals in relation to a large outline permissions [involving the provision of 500 or more dwellings or the provision of a building or buildings where the floorspace to be created by the development is 50,000 square metres or more]	Council	Planning Committee following agreement by the nominated officer and nominated member that the application meets either ground a or ground b in the Gateway Test. In all other cases, Assistant Director of Planning, Leisure and Culture Services.
9	Applications for advertisement consent made under section 9 (1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007	1. To determine applications made under Section 9 (1) which do not involve any of the following features: - • Public safety objection from the Highway authority • Objection from a statutory consultee (including Conservation Officer)		Assistant Director Planning Leisure and Culture Services

		2. Any applications not falling under paragraph (1) will be referred to the nominated officer and nominated member for consideration under the Gateway Test and shall be determined as follows: a. Where outcome of Gateway Test is referral for determination by Members at Planning Committee b. Where outcome of Gateway Test is for determination by officers		Planning Committee Assistant Director Planning Leisure and Culture Services
10	Applications for consent to carry out works on or remove trees protected by TPOs (under regulation 16.1 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012	SEE SEPARATE DELEGATIONS UNDER ENVIRONMENT SERVICES FOR TREES		
Own-Interest Applications				
Subject		Detail	Delegated by	Delegated to
Own Interest Applications as defined by Regulation 6 of the Town and Country Planning (Discharge of		To carry out the function of agreeing whether an own-interest application should be determined by Planning Committee or referred for an officer delegated	Council	Assistant Director of Planning, Leisure and Culture Service or their nominated deputy (acting as the

Local Planning Authority Functions) (England) Regulations 2026	decision		nominated officer) following consultation with Chair of Planning Committee or in his/ her absence Vice Chair (acting as the nominated member)
National Scheme of Delegations – Regulation 6 – additional classes of own interest under Regulation 6 (1) (b)	To discharge the function of identifying whether the authority, a member of the authority, or an officer of the authority "otherwise" has an interest in an application under Regulation 6 (1) of the Town and Country Planning (Discharge of Local Planning Authority Functions) (England) 2026	Council	Assistant Director of Planning, Leisure and Culture Service or their nominated deputy following consultation with Chair of Planning Committee or in his/ her absence Vice Chair

Relating to functions not listed in Schedule 1 or Scheule 2 or in other parts of Scheme of Delegations			
Subject	Detail	Delegated by	Delegated to
Decisions in relation to planning applications / functions for matters not listed in Schedule 1 or 2, or specifically identified in the Scheme of Delegations **For the avoidance of doubt this section applies only to planning functions which are not listed in either Schedule 1 or Scheule 2 or not**	1. To make decisions relating to planning applications / planning functions not listed in Schedule 1 or 2, or specifically identified in the Scheme of Delegations 2. To determine applications which in the opinion of the Assistant Director of Planning, Leisure and Culture Services following consultation with the Chair or Vice Chair of Planning Committee should	Council Council	Assistant Director of Planning, Leisure and Culture Services following consultation with the Chair or Vice Chair of Planning Committee. Planning Committee

specifically mentioned elsewhere in the Scheme of Delegations	considered by Planning Committee		

Additional general delegations			
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.
Entry of Premises - Proper Officer.	To be designated as the Proper Officer for the purposes of authorising persons to enter onto land in connections with the exercise of functions under sections, 324 and 325 of the Town & Country Planning Act 1990.	Planning Committee.	Assistant Director of Planning, Leisure and Culture Services.
Inspection Notices.	To serve notices of intended inspection under sections, 324 and 325 of the Town and Country Planning Act 1990.	Planning Committee.	Principal Solicitor.
Landscaping Schemes.	To approve landscaping/tree planting schemes submitted as a result of planning permissions subject to such conditions as may be appropriate.	Planning Committee.	Assistant Director of Planning, Leisure and Culture Services.
Planning Agreements and Unilateral Undertakings.	To negotiate with developers and to approve the amounts to be received by the Council as financial contributions in lieu of on-site provision of affordable housing or recreational facilities/open space and as contributions towards the costs of highways works, educational provision or any other kind of provision by the Council or County Council.	Planning Committee.	Assistant Director of Planning, Leisure and Culture Services.

Planning Agreements and Unilateral Undertakings.	To negotiate the legal, drafting and all terms of the agreements and undertaking, except for those which involve planning gain, restriction of the development or use of the land, obligations relating to the land and financial contributions. To execute and complete planning agreements.	Planning Committee. Planning Committee.	Principal Solicitor. Principal Solicitor.
Planning Agreements and Unilateral Undertakings.	To approve the enforcement of a planning obligation.	Planning Committee.	Assistant Director of Planning, Leisure and Culture Services.
Use of conditions	To impose conditions on applications which have been approved by the Planning Committee contrary to the Planning Officer's recommendation where such conditions are: a. Necessary. b. Relevant to planning. c. Relevant to the development which has been applied for. d. Enforceable. e. precise and f. Reasonable in all other aspects.	Planning Committee.	Assistant Director of Planning, Leisure and Culture Services.
Appeals.	To take all action to defend the Council where there has been an appeal against a refusal to grant planning permission, listed building consent, conservation area consent or any appeal arising out of the taking of	Planning Committee.	Assistant Director of Planning, Leisure and Culture Services in consultation with the Principal Solicitor.

	enforcement action		
Revocation and modification of certain applications	• To revoke or modify planning permissions under section 97 of the Town and Country Planning Act 1990 (planning applications and permissions in principle) • To revoke or modify listed building consent under section 23 of Planning (Listed Buildings & Conservation Area Acts) 1990	Planning Committee.	Assistant Director of Planning, Leisure and Culture Services.
Completion Notice.	To authorise and serve a completion notices under section 93H of the Town and Country Planning Act 1990	Planning Committee.	Assistant Director of Planning, Leisure and Culture Services.
Declining Planning Applications.	To decide to decline to determine application on the grounds set out in sections 70A and 70B of the Town and Country Planning Act 1990 and sections 81A and 81B of the Planning (Listed Buildings & Conservation Area Acts) 1990.	Planning Committee.	Assistant Director of Planning, Leisure and Culture Services.

3. Regeneration			
Subject	**Detail**	**Delegated by:**	**Delegated to:**
Regeneration – Redditch Business Improvement District	To exercise the Council's vote in support of the proposed BID (Business Improvement District) in the ballot in respect of properties in the Council's ownership/occupation within the BID area, which will be entitled to cast a vote in the ballot.	Executive	[Assistant Director of Regeneration and Property]
Regeneration - Business Centres:			
Day-to-day Management / Fees & Charges	To manage and control the Centres and all lettings and licences, including: (a) Annual rent review – to set rent annually, any change to be limited to plus or minus 10% of the preceding year's level, unless first approved by the Executive Committee; (b) To secure new lettings in times of decreased demand, to agree a rent-free period and/or a period of reduced rent up to 20% of the current year's levy, judged on a case by case basis; (c) To maximise income from new lettings in times of increased demand, to increase rents by up to 20% of the current year's levy, judged on a case by case basis; (d) To agree a period of reduced rent for specific licensees in response to evidence of hardship, from time to time during their tenancy, judged on a case by case basis.	Executive	[Assistant Director of Regeneration and Property] [UK Shared Prosperity Manager] and following consultation with the [Portfolio Holder]
Secretarial Services	Following consultation with the Portfolio Holder, to set fees annually, limited to plus or minus 10% of the preceding year's level unless first approved by the Executive Committee.	Executive	[Assistant Director of Regeneration and Property] and [UK

	To agree a discounted rate for bulk orders, judged on a case-by-case basis.		Shared Prosperity Manager] []
Regeneration - Redditch Market:			
Day-to-day Management	To deal with the day-to-day management of the Redditch Market including the letting of stalls, kiosks and pitches.	Executive	[Head of Assistant Director of Regeneration and Property]
Fees & Charges The setting Committee.	The setting of fees / rents as published in the "Fees and Charges" booklet, or as agreed by the Executive Committee.	Executive	[Assistant Director of Regeneration and Property]
Refund of Fees	To deal with the refund of fees / rents due to inclement weather or, in other exceptional circumstances.	Executive	[Assistant Director of Regeneration and Property], in consultation with [Chief Executive]
Disruption Discount	To apply discounts to Redditch Market stall fees in cases where significant disruption to trading is experienced, up to a maximum of 50% of the otherwise applicable fee	Executive	[Assistant Director of Regeneration and Property]
Charity Stalls	To allocate up to two stalls per day free of charge to charitable / not for profit organisations when stalls are not required by licensed or casual traders.	Executive	[Assistant Director of Regeneration and Property]

4. Assets of Community Value

Subject	**Detail**	**Delegated by:**	**Delegated to:**
Community Right to Bid – Assets of Community Value	To manage the application process for Assets of Community Value in accordance with Council policy.	Executive	[Assistant Director of Planning, Leisure and Culture Services]

	To assess and decide compensation claims	Executive	[Assistant Director of Planning, Leisure and Culture Services]

5. Nationally Significant Infrastructure Project – Arrow Valley Solar

Subject	Detail	Delegated by:	Delegated to:
Arrow Valley Solar – Nationally Significant Infrastructure Project (NSIP under the Planning Act 2008)	1. To make representations and/or respond to consultations and engagement, from the Applicant and the Planning Inspectorate during all stages of the Development Consent Order process for the Arrow Valley Solar Project. 2. To permit the necessary Officers to attend the Preliminary Meeting, hearings, prepare and give evidence, as is required, during the examination of the Development Consent Order. 3. To deal with post-decision matters (if the Development Consent Order is granted for the Arrow Valley Solar Project).	Council	[Assistant Director of Planning, Leisure and Culture Services] following consultation with the Leader. [Assistant Director of Planning, Leisure and Culture Services] [Assistant Director of Planning, Leisure and Culture Services]