

Development Control	Detail	Delegated by:	Delegated to:
Prior Notification Procedure	To require further details from the applicant when an application for prior determination is submitted in respect of permitted development for agricultural, forestry and telecommunications development.	Planning Committee	Head of Planning and Regeneration
Article 4 Directions	To make Directions under Article 4(1) of the Town & Country Planning (General Permitted Development) Order 1995.	Planning Committee	Head of Planning and Regeneration
Certificate of Lawfulness	To determine applications for Certificates of Lawfulness of Proposed Use of Development or Certificates of Existing Use of Development under sections 191 and 192 of the Town & Country Planning Act 1990	Planning Committee	Head of Planning and Regeneration
Development Proposals by other Public Authorities	To comment on proposals for development submitted by Worcestershire County Council and other public authorities	Council	Head of Planning and Regeneration
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 196A, 196B, 214B, 324 and 325 of the Town & Country Planning Act 1990	Planning Committee	Head of Planning and Regeneration
Inspection Notices	To serve notices of intended inspection under sections 196A, 196B, 214B, 324 and 325 of the Town and Country Planning Act 1990	Planning Committee	Senior 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	Head of Planning and Regeneration
Minor Amendments	To determine applications for minor amendments to approved plans	Planning Committee	Head of Planning and Regeneration
Planning	To negotiate with developers and to	Planning	Head of

Deleted: Agricultural and Forestry Development

Deleted: To require certain details to be submitted for permitted agricultural and forestry development when determinations are submitted

Deleted: in circumstances involving the subdivision of plots and to determine the classes of development to which such Direction(s) may relate in the circumstances of each individual case

Deleted: approve

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	<u>Agreements and Unilateral Undertakings</u>	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	Committee	<u>Planning and Regeneration</u>
	<u>Planning Agreements and Unilateral Undertakings</u>	<p><u>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.</u></p> <p><u>To execute and complete planning agreements.</u></p>	<p><u>Planning Committee</u></p> <p><u>Planning Committee</u></p>	<p><u>Senior Solicitor</u></p> <p><u>Senior Solicitor</u></p>
	<u>Planning Agreements and Unilateral Undertakings</u>	<p><u>To determine applications or requests for discharge or modification of planning agreements or undertakings (whether by approval or further agreement) unless it includes the following:</u></p> <ul style="list-style-type: none"> a. <u>Deletion, addition or variation of one or more of the heads of terms originally approved by the Planning Committee</u> b. <u>Significant change in the overall area of land to transferred to the Council</u> c. <u>Significant change in financial contributions to be provided to the Council (except where this is as a result of a subsequent decision by the Planning Committee)</u> d. <u>Significant change in the any obligation to be performed by the developer or any restriction on the developer or the development or use in land.</u> e. <u>A member makes a written request for a case to be considered by the Planning Committee</u> 	<u>Planning Committee</u>	<u>Head of Planning and Regeneration</u>

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		<p>which have been approved by the Planning Committee contrary to the planning officer's recommendation where such conditions are:</p> <ul style="list-style-type: none"> 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] 		
Listed and Conservation Area Consent	Building and Conservation Area Consent	<p>To determine applications for listed building consent and Conservation Area consent unless they are :</p> <ul style="list-style-type: none"> a. applications for dwelling houses where the number of houses to be provided is 10 or more,] b. applications for the provision of a building or buildings with a floor space of 1000 square metres or more }] c. other applications which have been called-in by a member for determination by Planning Committee provided that the application has been called-in in accordance with the procedure set out in paragraphs 6 - 7 of the introductory paragraphs to the Scheme of Delegations d. applications by serving Officers and members e. applications by the Council or by Council Service Areas or Council departments f. The Head of Planning and Regeneration considers that the application should be considered by the Planning Committee 	Planning Committee	Head of Planning and Regeneration
Appeals		To take all action to defend the Council where there has been an appeal against a refusal to grant planning permission, listed	Planning Committee	Head of Planning and Regeneration in

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	building consent or conservation area consent		consultation with the Senior Solicitor
Revocation and modification	To revoke or modify planning permissions, listed building or conservation area consent under section 97 of the Town and Country Planning Act 1990 and sections 23 and 74 of the Planning (Listed Buildings & Conservation Area Acts) 1990	Planning Committee	Head of Planning and Regeneration
Completion Notice	To authorise and serve a completion notices	Planning Committee	Head of Planning and Regeneration
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	Head of Planning and Regeneration
Advertisements	1. To determine applications for express advertisement consent	1. Planning Committee	1. Head of Planning and Regeneration

Notes

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