

Scheme of Delegation Reference of Planning Applications to the Regulation Committee for Determination

The referral of planning applications to the Regulation Committee is only necessary in the following cases:

- (A) Major Applications submitted by SSDC shall be determined by the Regulation Committee following consultation with the relevant Area Committee.
- (B) Applications which the Area Committee wishes to approve which would constitute a significant departure from Structure or Local Plans or other approved planning policies:

These will usually fall within the following categories.

Outside Defined Limits of Development

- New industrial, commercial or general purpose residential development in open countryside without a planning justification
- Agricultural dwellings, including mobile homes, and other dwellings for which special need is unsubstantiated.
- New dwellings within small settlements without development limits other than infilling by single dwellings which would not cause demonstrable harm without a planning justification.

Inside Defined Limits of Development

Applications involving substantial change in the use of land or buildings where planning policies do not provide for such change e.g. shopping, industrial or commercial proposals or the loss of employment land or open space.

Anywhere

- Significant proposals which would, in the opinion of the Director (Service Delivery), be substantially damaging to the character of a listed building or a conservation area.
 - Significant proposals which would conflict with a relevant previous decision, unless there has been a change in planning policy or other significant material consideration since the earlier decision.
 - Any other proposal where planning permission would set a precedent which would significantly undermine the Council's planning policy on a district wide basis.
- (C) Applications which an Area Committee wishes to refuse, where, in the opinion of the Director (Service Delivery), the proposed grounds for refusal would be difficult to substantiate - **unless the Area Committee is prepared to meet any costs arising from such a refusal from their Area Budget.**
 - (D) Applications which have significance, or interest, throughout the District, or a substantial part of it, or which affect more than one Area Committee.

*The inclusion of asterisks ** as part of the Director's (Service Delivery) recommendation indicates that the application will need to be referred to the Regulation Committee if the Area Committee is unwilling to accept the officer recommendation. It is often the reason for refusal that may put the Council at risk of award of costs rather than the fact that Members wish to go against officer recommendation in itself. As such the Lead Planning Officer at the Committee in consultation with the Chair and Solicitor will be able to recommend that an application should be referred to Regulation Committee even if it has not been **.*

Note: *Where the Director (Service Delivery) is unsure of the 'significance' of a proposal, in policy terms, guidance will be sought from the Chairman or Vice-Chairman of the appropriate Area Committee.*