

## PLANNING COMMITTEE TERMS OF REFERENCE

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The Planning Committee will determine the following:

1. All matters relating to planning permission, permitted development rights, development control. Matters are specifically reserved to the Planning Committee where the following applies:
  - 1.1. A proposal that involves the Council as either applicant or landowner (or has a financial interest) and the proposal is a Major application i.e. residential – 10 or more units / development over 0.5 ha and non residential - creation of 1000m<sup>2</sup> gross floor area/ development over 1ha excluding reserved matters applications application;
  - 1.2. The application is submitted by or on behalf of a Senior Officer of Telford & Wrekin Council (third tier and above) or an elected member;
  - 1.3. If formally requested by the relevant Ward Member or relevant Parish Council
  - 1.4. If a departure from policy and officers are recommending approval
  - 1.5. If it includes a S106 relating to new financial contributions/ affordable housing provision
  - 1.6. The number and nature of representations from the public against officer recommendation is, in the opinion of the Service Delivery Manager: Development Management and/or Area Planning Officer, sufficient to require that the application should be determined by Board
2. Listed building and Conservation Area consent
3. Confirmation of Tree Preservation Orders, the protection of hedgerows and powers in respect of hedges and dangerous trees
4. Enforcement powers in respect of unauthorised developments
5. Powers in respect of highways, footpaths and bridleways
6. Powers in respect of street naming and numbering

### PROCEDURE

1. As a general rule the Council Procedure Rules govern the way that committees operate but these may be varied or suspended<sup>1</sup> at the discretion of the Chairman of the Committee in the interests of efficient and effective management of the committee.
2. Separate procedures will apply when the committee is undertaking administrative or quasi-judicial functions and there is a scheme for public speaking at Plans Board.

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<sup>1</sup> With the exception of paragraph 12