

TRAFFORD COUNCIL

Report to: Planning Development Control Committee
Date: 13 June 2013
Report for: Decision
Report of: Acting Chief Planning Officer

Report Title

Proposed Changes to the Scheme of Delegation

Summary

This report seeks Committee's agreement to revise the Scheme of Delegation to allow prior approval applications submitted as a result of the recent changes to permitted development rights to be determined by the Chief Planning Officer.

Recommendation(s)

That Council be recommended to agree the proposed amendments to the Scheme of Delegation.

Contact person for access to background papers and further information:

Name: David Pearson
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Background Papers:
Scheme of Delegation to Officers
The Town and Country Planning (General Permitted Development) (Amendment)
(England) Order 2013

Background Information

Relationship to Corporate Priorities	Economic Growth and Development
Financial	None directly from this report
Legal Implications	None directly from this report
Equality/Diversity Implications	None directly from this report
Sustainability Implications	None directly from this report
Staffing/E-Government/Asset Management Implications	None directly from this report
Risk Management Implications	None directly from this report
Health and Safety Implications	None directly from this report

The Government has introduced a number of mainly temporary changes to permitted development rights aimed at deregulating the planning system and stimulating the economy. The changes came into effect on 30 May 2013.

A number of the changes involve the introduction of a prior approval process, allowing the Council to assess the impact of the development. As with other prior approval regimes, unless a decision is made within the prescribed time period, the applicant will be able to proceed with the development.

The Chief Planning Officer currently has delegated authority to determine whether or not prior approval of details is required for demolition, telecommunications equipment and agricultural / forestry buildings and operations and to approve or refuse such submitted details.

Committee are asked to recommend that Council agree to extend the scheme of delegation to allow the Chief Planning Officer to determine all prior approval applications submitted following the recent changes to permitted development rights following the introduction of The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013. This will include a permanent change to the delegation agreement in respect of prior approval applications relating to change of use permanently to a state-funded school and change of use to agricultural buildings; but only a temporary change to the scheme of delegation for a period of three years in relation to prior approval applications for house extensions and changes of use from offices to residential.