

CHPC PLANNING DELEGATION CRITERIA

Introduction

Historically CHPC has commented on applications in a variety of ways. In 2020/21 we have held 15 Planning Committee meetings as part of 42 in the year. The administrative burden and Councillor involvement for these is high when some lasted less than 15 minutes.

A Scheme of Delegation to the Clerk will make us more cost effective with summaries of cases answered in the monthly Council papers.

Decisions as set out in the criteria below will ensure appropriate scrutiny. If the Clerk has significant concerns cases will come to full Council to ensure good governance and transparency.

Regular lists of planning application will still be prepared and circulated to all councillors.

If a councillor has significant concerns about an application which has delegated authority, they may request that it's considered by the full council. If councillor has comments of minor nature on an application which has delegated authority the clerk welcomes their comments.

Major Application of more than ????? TBA	CHPC Objectives-Balance	recommendation
All		Council
Any application with more than xxxxxxx TBA resident's objections.		Council

Certificate of Lawfulness	CHPC Objectives-Balance	recommendation
Historically CHPC has not commented. Several recent applications have raised an issue with certificate of lawfulness leading to full planning applications e.g. Smallford Works where the decision could lead to a larger development		
Details		
Small-minor - with little or no risk on the site which could lead to re-development or change of use.		Delegated
Larger site or multi-applications which could re-development or change of use.	Protect and retain employment sites	Council
Significate number of residents comments – more than xxxxxxx TBA	Represent residents view overall	Council

Minor Application	CHPC Objectives-Balance	recommendation
Issues		
Details		
Any application with more than xxxxxxx TBA resident's objections.		Council
Minor change with no increase in developed area e.g. finishes, garage conversions	Maintain the character of the parish.	Delegated
Minor exterior building e.g. porch	Maintain the character of the parish.	Delegated
Rear extension less than xxxxxxx TBA % of existing floor area	Maintain the character of the parish.	Delegated

Rear extension more than xxxxxxx TBA % of existing floor area	Maintain the character of the parish.	Delegated
Rear extension is visible from the streets	Maintain the character of the parish and street scene	Delegated
Side extension less than xxxxxxx TBA % of the existing floor area	Maintain the character of the parish and street scene	TBA
Side extension more than xxxxxxx TBA % of the existing floor area	Maintain the character of the parish and street scene	TBA
Front extension less than xxxxxxx TBA % of the existing floor area	Maintain the character of the parish and street scene	TBA
Increase in high of accommodation via rooflights	Maintain the character of the parish and street scene	TBA
Increase in high of accommodation via new floor/s	Maintain the character of the parish and street scene	TBA

Discharge of conditions	CHPC Objectives-Balance	recommendation
Issues CHPC does not normally comment		
Details		
Standard application	No comment	Delegated
Significate number of residents comments – more than xxxxxxx TBA		Council

Listed buildings.	CHPC Objectives-Balance	recommendation
Issues		
Details		
Minor changes	Support the officer's recommendation. Maintain the character of the parish.	Delegated
Major changes		Council
Any application with more than xxxxxxx TBA resident's objections.		Council

Tree Preservation Orders	CHPC Objectives-Balance	recommendation
Issues		
Details		
Normal application	Support the officer's recommendation. Maintain the character of the parish.	Delegated

Any application with more than xxxxxx TBA resident's objections.		Council
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To review the full detail following decisions on Smallford Works and Roundhouse Farm

Appeals	CHPC Objectives-Balance	recommendation
Issues		
Details		
The council did not comment on application		TBA
The reasons for refusal hence the appeal is broadly in line with CHPC objection	To prepare and submit additional documents supporting CHPC objections.	Delegated
The reasons for refusal hence the appeal differ significantly from CHPC objection		Council