
Chief Executive's Office

Please ask for: Dianne Scambler
Direct Dial: (01257) 515034
E-mail address: dianne.scambler@chorley.gov.uk
Date: 12 June 2007

Chief Executive: Donna Hall

Chorley
Council

Town Hall
Market Street
Chorley
Lancashire
PR7 1DP

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 19TH JUNE 2007


I am now able to enclose, for consideration at the above meeting of the Development Control Committee, the following reports that were unavailable when the agenda was printed.

Agenda No Item

10. **Amendment to Councils Scheme of Delegation (Pages 125 - 126)**

Report of the Director of Development and Regeneration (enclosed)

Yours sincerely



Chief Executive

Encs

Distribution

1. Agenda and reports to all Members of the Development Control Committee for attendance (Councillor Harold Heaton (Chair), Councillor David Dickinson (Vice Chair) and Councillors Kenneth Ball, Eric Bell, Alan Cain, Henry Counce, Michael Davies, Michael Devaney, Daniel Gee, Mrs Pat Haughton, Roy Lees, Adrian Lowe, Miss June Molyneaux, Geoffrey Russell, Edward Smith, Shaun Smith and Ralph Snape)
2. Agenda and reports to Jane Meek (Director of Development and Regeneration), Wendy Gudger (Development Control Manager), Claire Hallwood (Deputy Director of Legal Services), Mark Moore (Principal Planning Officer) and Dianne Scambler (Trainee Democratic Services Officer) for attendance.

**This information can be made available to you in larger print
or on audio tape, or translated into your own language.
Please telephone 01257 515118 to access this service.**

આ માહિતીનો અનુવાદ આપની પોતાની ભાષામાં કરી શકાય છે. આ સેવા સરળતાથી મેળવવા માટે કૃપા કરી, આ નંબર પર ફોન કરો: 01257 515822

ان معلومات کا ترجمہ آپ کی اپنی زبان میں بھی کیا جاسکتا ہے۔ یہ خدمت استعمال کرنے کیلئے براہ مہربانی اس نمبر پر ٹیلیفون
کیجئے: 01257 515823



Report of	Meeting	Date	Item No
Director of Development and Regeneration	Development Control Committee	19 th June 2007	10

PURPOSE OF REPORT

- To request approval of the amendment to the Councils Scheme of Delegation with respect to minor applications requiring Section 106 Agreements for commuted sums for play space.

CORPORATE PRIORITIES

- This report does not affect corporate priorities.

RISK ISSUES

- There is an operational risk issue and this relates to the time taken to determine certain minor applications that require Section 106 Agreements and which may impact on meeting BVPI 109b.

Strategy		Information	
Reputation		Regulatory/Legal	
Financial		Operational	4
People		Other	

BACKGROUND

- Under the Councils approved scheme of delegation, those applications that require a Section 106 Agreement cannot be determined by delegation and must be considered by Development Control Committee. Since 2005 there has been a requirement following Executive Cabinet approval for a commuted sum for the provision of play space on all planning applications that involve the development of an additional single dwelling or more. If the development is considered acceptable this then requires a Section 106 Agreement to be provided before a decision is issued.
- At that time the Interim Windfall Housing Policy was also in place and this had the effect of limiting the number of planning applications submitted for residential development. In December 2006 the Interim Windfall Housing Policy was lifted. Since then we have been receiving more applications for residential development and this has now had a knock on effect of requiring those applications to be determined by Development Control Committee even when there have been no objections to the application. It is now taking longer to determine those planning applications and this is beginning to impact on performance.

Continued....



CONSIDERATIONS

- 6. In order to allow more flexibility in determining planning applications and meet BVPI targets it would be advisable to amend the Scheme of Delegation to allow those applications which require a commuted sum for play space to be provided to be delegated by officers when no objections have been received and by the Chair and Vice Chair in consultation with the Director of Development and Regeneration when objections have been received subject to the usual considerations. If an objection is received to the development then this would follow the usual process of being placed on the draft agenda for consideration by the Chair and Vice Chair in consultation with the Director of Development and Regeneration and would not necessarily therefore preclude those applications from being determined by Development Control Committee.

- 7. All three BVPI 109 indicators which relate to Development Control performance are part of the CPA data set and are critically important to the authority, particularly in terms of CPA reassessment. We need to show that we are delivering continuous improvement in performance and the audit commission scrutinize our performance closely. It is essential therefore that we build in as much flexibility to the Scheme of Delegation as possible to allow us to meet and exceed targets without compromising Development Committees role as a decision maker.

COMMENTS OF THE DIRECTOR OF FINANCE

- 8. Any comments will be reported on the Addendum.

COMMENTS OF THE HEAD OF HUMAN RESOURCES

- 9. There are no HR implications with this report.

RECOMMENDATION

- 10. To allow the delegation of applications by officers for those schemes requiring Section 106 Agreements for play space where no objections have been received and by the Chair and Vice Chair in consultation with the Director of Development and Regeneration when objections have been received subject to the usual considerations. If Development Control Committee resolve to approve the amendment this would need to be ratified by full Council.

JANE MEEK
 DIRECTOR OF DEVELOPMENT AND REGENERATION

Background Papers			
Document	Date	File	Place of Inspection
Councils Scheme of Delegation	August 2006		Town Hall

Report Author	Ext	Date	Doc ID
Wendy Gudger	5349	11 th June 2007	NEWREP