

## REPORT OF DEVELOPMENT CONTROL COMMITTEE

### AMENDMENT OF COUNCIL'S SCHEME OF DELEGATIONS IN RESPECT OF PLANNING APPLICATIONS

1. The Development Control Committee at its meeting on 19 June 2007 received and considered a report of the Director of Development and Regeneration recommending a revision of the currently operative scheme of delegations in respect of planning applications.
2. Since 2005 there has been a requirement for a commuted sum to be payable under the terms of a Section 106 Agreement in lieu of the provision of play space in respect of all planning applications that involve the development of an additional single dwelling. Under the Council's current scheme of delegations all applications that require a Section 106 Agreement need to be determined by the Development Control Committee.
3. Since the lifting of the Windfall Housing Policy in December 2006, there has been an increase in the number of applications for residential development requiring to be presented to the Development Committee. This has, consequently impacted on the Council's Best Value Performance Indicators (BVPIs) as applications are taking longer to process and determine.
4. In order to allow some flexibility in the determination of planning applications and meet BVPI targets, the Director suggested an amendment to the scheme of delegations to allow those applications which require the payment of a commuted sum for play space to be determined by Officers in instances where no objections have been received. Applications which generate objections could be considered by the Chair and Vice-Chair, in consultation with the Director of Development and Regeneration, subject to the usual considerations. However, these latter applications would not necessarily be precluded from consideration by the Development Control Committee, if the Chair and Vice-Chair chooses to present them to the Committee.

#### Recommendation

5. We accepted the Officer's arguments and accordingly recommend the Council to amend the scheme of delegations in order to allow (i) the Director of Development and Regeneration to determine planning applications for schemes requiring a Section 106 legal agreement for play space where no objections have been lodged; and (ii) the Chair and Vice-Chair of the Development Control Committee, in consultation with the Director of Development and Regeneration, to determine applications whenever objections are received, subject to the usual considerations.

COUNCILLOR H HEATON  
Chair of Development Control Committee

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<b>BACKGROUND PAPERS</b>			
<b>DOCUMENT</b>	<b>DATE</b>	<b>FILE</b>	<b>PLACE OF INSPECTION</b>
Report of Director of Development and Regeneration submitted to Development Control Committee	19/6/07	-	Town Hall, Chorley (Democratic Services Section)