



PLANNING COMMITTEE

TERMS OF REFERENCE

1. CONSTITUTION

The Planning Committee shall consist of 5 members of the Council, elected at each Statutory Annual Meeting of the Council.

2. MEETINGS

Meetings of the Planning Committee shall be held monthly. The Chairman shall also call a meeting prior to the Full Council meeting if planning applications require a decision before the next committee meeting.

3. ELECTION OF CHAIRMAN

The Committee, at its first meeting after the election of members, shall elect from among its members a Vice Chairman.

4. ELECTION OF VICE CHAIRMAN

The Committee, at its first meeting after the election of members, shall elect from among its members a Chairman.

5. QUORUM

A quorum shall consist of 3 members of the Council.

6. STANDING ORDERS

The Council Standing Orders shall apply to the Committee in so far as they may be appropriate.

7. ROLE OF THE COMMITTEE

The Planning Committee shall have the executive authority to consider and make decisions on certain aspects of the Council's business in respect of Town and County Planning and the duty to make recommendations to the Council on further aspects.

Specifically, the Committee shall consider Planning Applications in the following manner.

(i) The Chairman shall have the executive powers to return Planning Applications to the Borough Council, with comments, where the applications are for modifications or additions to existing properties and do not exceed 25% of the existing floor area, and where such application does not constitute a change of use, and where he does not recommend a rejection of the application.

(ii) The Planning committee to consider and return Planning Applications to the Borough Council, where the applications are:

- o For change of use
- o For additions or modifications exceeding 25% of the existing floor area
- o Within (i) above but which he feels should be rejected
- o Or developments of one to three houses

(iii) The Planning Committee to consider and make recommendations to the full Council on those applications which:

- o Are for developments of more than three dwellings
- o In their opinion will have a deleterious effect on the beauty, amenity or environments of the village
- o Cause concern and should in their opinion be considered by the full Council.

- (iv) The Council or Committee views shall normally be communicated to the Borough Council within 21 days of the application being received.
- (v) Where in the case of (iii) above the next scheduled meeting of the Council is outside the time given to the Council for its comments, the Chairman of Planning Committee shall request the Clerk to seek an extension from the Borough Council. If this is not permissible, the Chairman of the Planning Committee shall request the Chairman of the Council to call a special meeting of the Council to consider the application.

Specifically the Committee shall consider and make recommendations to the Full Council on all other issues which are Planning related such as:

- o The County Structure Plan
- o The Borough Council's Local Plan
- o The Minerals Extraction Plan
- o Road, Rail & Airport development plan and planning briefs which will impact on the environment of the Village
- o Major developments in neighbouring parishes which will impact on the environment of the village
- o Appeals against the refusal of planning consent
- o The employment of Planning Consultants or other specialist advisers
- o The acquisition of amenity land by the Council, in consultation with the Chairman of the General Purposes Committee
- o The Rural Land Bank

The Committee may also receive delegated executive authority from the Council to act on the Council's behalf on any aspect that falls within these Terms of Reference.

8. REPORT TO THE COUNCIL

The report made by the Planning Committee within these Terms of Reference can only be overturned by the full Council carrying a resolution by a two thirds majority of members present to suspend these Terms of Reference. Where the Planning Committee only makes a recommendation to the Council, the Council can accept or reject recommendations by a simple majority.

PLANNING FRAMEWORK

Adopted by the Planning Committee on 18th October 2004
Approved by Full Council on 1st November 2004

1. Examine the village and see which direction it grows. For example, do we want it to stay as it is or do we accept the new ways of architectural design – the aesthetics of the structure etc. We need to look at what land we are happy to see developed within the village rather than other areas.
2. Basic responses based on planning rules and regulations.
3. Greenbelt and its policies that apply regarding the surrounds of our village.
4. Over-development
5. Structural design
6. Does the development meet the street scene?
7. Is it environmentally friendly, for example, we are likely to see plans in the future that include solar panelling, electric windmills etc.
8. To protect, to the best of our ability, conservation areas and areas of outstanding natural beauty.
9. To take on and consider all points of view of residents when placed before us.
10. To aid the local authority by making our voice known in support for planning decisions where they do not conflict with our own.