



**MINUTES of
PLANNING AND LICENSING COMMITTEE
16 NOVEMBER 2017**

PRESENT

Chairman	Councillor Mrs P A Channer, CC
Vice-Chairman	Councillor A K M St. Joseph
Councillors	H M Bass, B S Beale MBE, R G Boyce MBE, M F L Durham, CC, A S Fluker, M R Pearlman, S J Savage and Mrs M E Thompson

581. CHAIRMAN'S NOTICES (PLEASE SEE OVERLEAF)

The Chairman drew attention to the list of notices published on the back of the agenda.

582. APOLOGIES FOR ABSENCE

There were none.

583. MINUTES OF THE LAST MEETING

RESOLVED that the Minutes of the meeting of the Committee held on 14 September 2017 be approved and confirmed.

584. DISCLOSURE OF INTEREST

Councillor S J Savage disclosed a non-pecuniary interest in relation to Agenda Item 16 - Draft Maldon District Renewable and Low Carbon Technologies Supplementary Planning Document and Proposed Public Consultation – as he had very low carbon usage.

Councillor M F L Durham CC advised that he was also a Member of Essex County Council and declared a non-pecuniary interest in relation to any matters pertaining to that Authority.

Councillor Mrs P A Channer CC advised that she was also a Member of Essex County Council and declared a non-pecuniary interest in relation to any matters pertaining to that Authority.

585. PUBLIC PARTICIPATION

No requests had been received.

586. ECONOMIC DEVELOPMENT UPDATE

The Committee received the report of the Chief Executive providing an update on key issues relating to Economic Development. Appendix 1 to the report provided an update on the activities of various Economic Development workstreams.

The Committee commented that the Economic Development & Partnerships Manager was performing exceptionally well and was receiving good feedback from outside the Council. The Chief Executive confirmed that she would share this feedback with the Economic Development & Partnerships Manager.

RESOLVED that the contents of the report be noted.

587. 2018 / 19 REVENUE BUDGET AND FEES AND CHARGES

The Committee considered the report of the Director of Resources, the purpose of which was to consider the revenue growth and fees and charges policy proposals that have been put forward by Officers, prior to the approval of the 2018/19 budget and updated Medium Term Financial Strategy (MTFS) in January 2018.

The Chief Executive presented the report and drew Members' attention to the section of the report regarding Planning Services. The Chief Executive highlighted that it had been necessary to pay market supplements to attract staff, resulting in increased salary costs. The Chief Executive advised Members that the post of Enforcement Assistant was adding value.

The Planning Policy Manager advised that the Planning Policy Report contained an item regarding Recreational Avoidance and Mitigation Sites (RAMS). This was a strategic issue raised by Natural England and Maldon had some of the major European protected sites within its District. It was proposed that the Council work with other Essex Districts to put together a strategy. Working as part of a group would be beneficial to residents and would incur a cost of £11,000 which could be taken from the Local Development Plan (LDP) reserve. This report was discussed in further detail later in the meeting.

The Group Manager – Planning Services highlighted the section on Building Control which was part of a review being undertaken as requested by Members. It was intended that the viability of this service would be increased through promoting the service and increasing the Council's market share. The Group Manager – Planning Services advised that a paper would be coming forward to the Planning and Licensing Committee on this. There were a number of options to be considered.

In response to a question, the Chief Executive advised that there had been difficulties in recruiting planners and that market supplements had been used. There were difficulties across the region in recruiting planning staff. The Chief Executive confirmed that the policy would go back to the Finance and Corporate Services Committee in January

2018. There was a need to include a clause that in the event that a member of staff who had received a market supplement left the Council within two years, then they would have to repay that market supplement.

In response to a question regarding the uplift contained in the Housing White Paper, the Group Manager – Planning Services advised that the legislation would automatically come in to force in due course.

The Chief Executive updated Members on various other parts of the report:

- Homelessness Reduction Act – this was a new statutory requirement;
- Building Control – a greater level of service resilience would be provided by the proposed changes;
- Enforcement – the Enforcement Officer was adding value and extending the contract would continue to assist with improvements in this area;
- Major Applications – that the proposed growth would be removed as a Major Applications growth item.

The Chairman requested that the Minutes of this meeting be circulated to Members of the Finance and Corporate Services Committee to aid the debate of this item at that Committee.

RESOLVED

- (i) that the contents of the report be noted;

RECOMMENDED

- (ii) that the Finance and Corporate Services Committee be recommended:
- to Consider the proposals set out in **APPENDIX A** to the report for growth items;
 - that the updated fees and charges policy areas within the purview of this Committee outlined in **APPENDIX B** to the report for 2018/18 be adopted.

588. COUNCILLOR ENGAGEMENT IN PRE-APPLICATION DISCUSSIONS AND LOCAL DEVELOPMENT PLAN DISCUSSIONS (DEVELOPER MEETINGS)

The Committee received the report of the Chief Executive, the purpose of which was to consider and agree revisions to the protocol for Councillor Engagement in Pre-Application Discussions and Local Development Plan Discussions.

RESOLVED that the Councillor Engagement in Pre-Application Discussions and Local Development Plan Discussions (Developer meetings) be amended as set out in **APPENDIX 1** to these Minutes.

589. AREA OF SPECIAL CONTROL FOR ADVERTISEMENTS

The Committee received the report of the Chief Executive, the purpose of which was to review the existing Area of Special Control Order in terms of whether it should be modified or revoked.

The Group Manager – Planning Services advised that it was necessary to review this Order every 5 years and recommended that the restrictions remain in force.

In response to a question, the Group Manager – Planning Services advised that whilst advertisements were generally subject to a separate consent process, the Order placed additional restrictions on the display of advertisements.

RESOLVED that the Area of Special Control Order be retained without modification.

590. TAXI AND PRIVATE HIRE CRIMINAL CONVICTIONS POLICY, LICENSING CONDITIONS AND SCHEME OF DELEGATION

The Committee received the report of the Chief Executive, the purpose of which was to consider a draft policy for the taxi and private hire trade in relation to the suitability of new applications and current licence holders with criminal convictions; to make changes to the taxi and private hire licensing conditions and the scheme of delegation to reflect the draft policy and to bring it up to date.

The Chairman advised the Committee that this report had come forward as a result of concerns raised by Councillor B F Acevedo. Members were concerned about the arrangements for dealing with property left in taxis. It was agreed that the Chairman, in consultation with the Licensing Officer and the Senior Solicitor, would discuss this and update the policy to include the appropriate wording. Subject to this, the Committee recommended that the policy be endorsed by Council.

RECOMMENDED to the Council:

- (i) that the policy for the taxi and private hire trade in relation to the suitability of new applicants and current licence holders with criminal convictions (set out in Appendix 2 to the report) be endorsed;
- (ii) that the licensing conditions and scheme of delegation be updated and changed to reflect the policy.

591. TAXI AND PRIVATE HIRE MEDICAL EXEMPTION POLICY

The Committee received the report of the Chief Executive, the purpose of which was to consider a policy for the exemption of taxi and private hire drivers from the duties placed upon them by the Equality Act 2010 and to consider an amendment to the taxi and private hire licensing conditions to take account of the new duties placed upon drivers of designated wheelchair accessible vehicles.

RECOMMENDED to the Council:

- (i) that the policy for the exemption of taxi and private hire drivers from the duties placed upon them by the Equality Act 2010 (Appendix 1 to the report) be endorsed;
- (ii) that the amendments to the taxi and private hire licensing conditions (as set out in paragraph 3.1.6 of the report) be agreed.

592. DENGIE GATEWAY PROJECT OUTCOMES

The Committee received the report of the Director of Customers and Community, the purpose of which was to update the Committee on progress made towards the completion of the Dengie Gateway Project that was funded by the Coastal Communities Fund.

The Chief Executive showed Members a brief presentation and stressed the importance to the District of the growth in tourism. The Chief Executive drew Members' attention to the following:

- the Visit Maldon website was working well;
- the We Are Maldon website was now available to businesses;
- newsletters were produced weekly to promote what was available in the District;
- the Saltmarsh 75 event was growing year-on-year;
- the Tollesbury/Saltmarsh Hub and the Heybridge Basin Hub had both recently opened;
- maps had been developed.

In response to a question, the Chief Executive confirmed that marketing materials referred to the Sense of Place graphics.

Concern was raised about online searches being directed to Google sites rather than the Visit Maldon and We Are Maldon websites. Members were advised that the issue of social media was currently being looked into by Officers.

Members also raised concern about the lack of hotel accommodation within the District. There was an appetite from visitors to follow a grain trail/museum trail and it was suggested that tourist attractions could work together to plan routes. If this was developed it may encourage hoteliers to the District, which would enable visitors to stay longer.

Officers were asked if there was to be a follow-up and destination management strategy to ensure that the high standards were maintained alongside marketing of the District. The Chairman would follow this point up with Officers.

RESOLVED

- (i) that the Project Outcomes of the Dengie Gateway Project be noted;
- (ii) that Members provided comments on and noted the contents of the Destination Marketing Strategy (Appendix 1 to the report).

593. PLANNING POLICY UPDATE

The Committee received the report of the Chief Executive, the purpose of which was to provide an update on local, sub-regional and national planning policy matters including duty to cooperate, neighbourhood plans, A12 and A120, five year housing land supply, Gypsy and travellers, London Plan and Recreational Avoidance and Mitigation Strategies.

The Planning Policy Manager presented the report and drew Members' attention to the following:

- The Examination hearing for the (Section 1) Braintree, Colchester and Tendring joint local plan hearing would commence on 16 January 2018 and the Council had until 4 December 2017 to make any representation to the Inspector's Matters, Issues and Questions;
- Officers had attended a meeting of Mayland Parish Council and progress was being made on its Neighbourhood Plan;
- The Neighbourhood Plan section should also include Wickham Bishops and a verbal update was provided;
- The current year's assessment of the Five Year Housing Land Supply had been completed and the Council could demonstrate 6.28 years' of housing land supply;
- The London Plan – it was likely that ¹some of the housing need would impact on Essex and consultation on the Plan is due to start in early December 2017.

A Member advised that the Latchingdon Neighbourhood Plan was no longer proceeding. The Planning Policy Manager would check this and advise Members accordingly.

Concern was raised regarding the Recreational Avoidance Mitigation Strategy (RAMS) and that there would not be a benefit to the District. The Planning Policy Manager advised that plans had been challenged for not including a RAMS strategy. The intention was that cross Essex RAMS strategy is developed to address the recreational impact of development growth in other parts of Essex. If the Council joined with a group of other local authorities, then it could raise its own issues and have them placed on the agenda to be discussed. The funding for this would be in the region of £11,000 and would come from the LDP budget. If we did not work as part of the Essex consortium on this, then the Council would need to implement this strategy alone and have less influence on addressing the impact of increased recreation on parts of the District.

The Chairman requested a Member Seminar on both RAMS and the Coastal Path so that Members could be better informed.

Members debated RAMS and raised concerns about the additional burden that it would place upon the District. Although our LDP had been approved it was possible that it may have to be reviewed following the revised NPPF coming forward. There were four significant sites within the Maldon District, so there would be a significant impact on the District. Officers were of the opinion that by being part of a group with other local authorities the Council would be in a better position to protect the District.

¹ Minute No. 764 (25/01/18)

In response to a question, the Planning Policy Manager advised that European designation of sites would be incorporated into the Repeal Bill.

RESOLVED that the Planning Policy update outlined in the report be noted and at the appropriate time matters for decision would be brought to this Committee for consideration.

594. BROWNFIELD LAND REGISTER

The Committee received the report of the Chief Executive which provided an update on preparing and publishing a Brownfield Land Register.

The Planning Policy Manager advised Members that Part 1 of the Brownfield Land Register must be published by 31 December 2017.

RESOLVED

- (i) that the preparation of the final Brownfield Land Register (Part 1) be approved; and

RECOMMENDED to the Council

- (ii) that the publication of the Brownfield Land Register on the Council's website be approved.

595. PLANNING FOR THE RIGHT HOMES IN THE RIGHT PLACES

The Committee received the report of the Chief Executive setting out proposals from the Government for proposed reforms to the planning system and in particular the way new homes were planned and distributed. This formed part of the follow up to the Housing White Paper 2017.

The Chairman drew Members' attention to the Addendum setting out the Council's response to the Department of Communities and Local Government. The response to Question 3 as set out in the Addendum should read "*This is vital if the policies are to be tested through Examination.*"

The Planning Policy Manager presented the report and, in response to a question, advised that the Council's next Local Development Plan would need to address housing mix. The Government had identified this in the Housing White Paper. For Maldon the Objectively Assessed Need (OAN) would be 302 dwellings, whereas the Council's Local Development Plan proposed 310 dwellings per annum.

The Planning Policy Manager highlighted that the Statement of Common Ground would replace the current duty to cooperate and would need to be in place within 12 months of the revised National Planning Policy Framework.

In respect of Neighbourhood Planning, the Government was proposing to amend policy so that Local Planning Authorities were expected to provide a housing need figure to

neighbourhood planning groups, where necessary, in order to progress plan making. Work was ongoing within the Essex Planning Officers Association to standardise approaches.

There was concern that this process could be put off local areas from engaging and that the principles of neighbourhood plans would be negated.

RESOLVED that the draft response be revised to take into account the views of the Committee, approved by Officers in consultation with the Chairman of the Planning and Licensing Committee and submitted as the Council's formal response to the consultations.

596. DRAFT MALDON DISTRICT RENEWABLE AND LOW CARBON TECHNOLOGIES SUPPLEMENTARY PLANNING DOCUMENT AND PROPOSED PUBLIC CONSULTATION

The Committee received the report of the Chief Executive which sought the Committee's approval of the Draft Maldon District Renewable and Low Carbon Technologies Supplementary Planning Document (SPD) (Appendix A to the report) to go out to public consultation.

The Planning Policy Manager presented the report and advised Members that the Local Development Plan referred to this document. There were strategic policies in place and this document provided both additional detail and context for newcomers to the District. There was greater certainty for applicants and the document identified the most appropriate forms of technology and allowed greater control.

Councillor S J Savage reiterated his earlier declaration and considered that there were certain items in the report that were out of date. Technology he had personally used was not referred to in the report. Councillor Savage confirmed that he would provide Officers with detail of the technology he used.

In response to a question, the Planning Policy Manager advised that the technologies referred to were general technologies and that the report would be reviewed and could either brought back to this Committee or agreed in consultation with the Chairman of the Planning and Licensing Committee.

RESOLVED that the Draft Maldon District Renewable and Low Carbon Technologies Supplementary Planning Document (SPD) be approved for public consultation, following a review by Officers in consultation with the Chairman of the Planning and Licensing Committee.

597. CODE OF GOOD PRACTICE AND GUIDANCE ON THE CONDUCT OF PLANNING MATTERS

The Committee received the report of the Chief Executive which sought endorsement of the Code of Practice and Guidance on the Conduct of Planning Matters (Appendix 1 to the report) for recommendation to the Council for adoption as part of its Constitution in the light of further revision.

The Chairman advised that this report had come back to this Committee as the version taken to Council had been incorrect. This was the correct version.

RECOMMENDED to the Council:

- (i) that the Code of Practice and Guidance on the Conduct of Planning Matters (Appendix 1 to the report) be endorsed and the Council is recommended to adopt it as an annexe to the Constitution;
- (ii) that the changes to constitutional arrangements as set out in paragraph 3.11 of the report, be agreed.

There being no further items of business the Chairman closed the meeting at 9.26 pm.

MRS P A CHANNER, CC
CHAIRMAN

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DEVELOPMENT MANAGEMENT - PROTOCOL FOR MEMBER INVOLVEMENT IN PRE APPLICATION AND LOCAL DEVELOPMENT PLAN (LDP) DISCUSSIONS

1. PROCEDURAL ELEMENTS FOR PRE APPLICATION DISCUSSIONS

- ~~(i) **LDP Developer forums** – The local authority apply the existing protocol and invite a developer to a forum run by the authority with invited Members, and other attendees to hear and comment on an officer’s introduction and developer’s explanation of the emerging proposal. No fee will be charged for these forums. The forum can provide a clear context for Members to listen to proposals and give views as to what issues need to be addressed in any formal submission to the LDP process. These forums will be only upon the invitation of the Council and will be solely for the purposes of progression of the LDP. Any LDP forum will be chaired by a senior officer and will be restricted to discussions of matters which will be strictly restricted to matters related to the LDP alone.~~
- (ii) Development Management forums** – Upon receipt of a formal pre-application enquiry with appropriate fee the local authority consider the proposals to be a strategic major development (see section 5). The Council request the developer to attend a forum run by the authority with Councillors, representatives of consultees and various interested parties invited to hear and comment on an officer’s introduction and developer’s explanation of the emerging proposal. External invitees will be selected by officers from the Council’s statutory planning application consultation list. The forum can provide a clear context for Members to listen to proposals and give views as to what issues need to be addressed in any formal submission.
- Such forums should be arranged, chaired and publicised by the local authority. Consultees including, parishes, amenity societies and public representatives may be invited to speak. The Officer explains the process, the context of the proposals and the Councillors’ roles. Officers note the issues arising and record any actions.

2. PROTOCOL FOR PRE APPLICATION DISCUSSIONS WITH COUNCILLORS

2.1 Step 1 Initiation of pre-app process –~~(development management only)~~

- 2.1.1 For Development Management Forums a prerequisite will be that a formal pre-application enquiry shall have been submitted and an appropriate fee shall have been paid to the Council before any forum is arranged.
- 2.1.2 Within five full working days of a valid Development Management enquiry the details shall be entered onto a Pre-Application Register, held by the Planning Service.

2.2 Step 2 Assessment and arrangement

~~2.2.1 Development management:~~

- 2.2.1 Officers will assess the pre- application proposals against the criteria for **strategically important major development as described in section 5 of this Protocol**. Should the proposals be considered to be fitting with this criteria then the case officer will approach the developer with a view to arranging a pre-application with Members. Officers shall seek/pursue two dates **(convenient to the Ward Member(s))** with the developer at which a meeting with Councillors can be held (Development Management performance criteria require a first written response to developers to be returned no later than 21 days from the receipt of an enquiry). **Subject to these dates being convenient to the Ward Member (s),**

Councillors shall be notified via an all Member e mail at no fewer than five days before any meeting date. The Development Control Management Forum shall be set for whichever the greatest number of Councillors is available to attend the forum*.

~~2.2.2 – LDP:~~

~~2.2.2.1 At key stages of the drafting of the LDP it may be desirable for Members to engage with developers. This will be at the invitation of the Council not instigation via developer enquiry. On such a basis no fee will be payable to the Council. The LDP forum will be arranged to assist and inform the LDP process. Officers shall seek two dates with the developer at which a meeting with Councillors can be held. Councillors shall be notified via an all Member e mail at no fewer than five days before any meeting date. The LDP Forum shall be set for whichever the greatest number of Councillors is available to attend the forum*.~~

** where any dispute over the date of a meeting arises then arbitration shall be given within 48 hours by e mail agreement between the Chief Executive and Chairman of Planning and Licensing Committee*

2.3 Step 3 – At the Meeting

2.3.1 Where Members are present, the meeting will be conducted as follows:

- a) A senior officer will introduce the purpose of the meeting and advise how it will be conducted. Members will be advised as to the confidentiality status of the proposal. The meeting will be chaired by a senior officer. ~~Any LDP forum will be strictly chaired to an agenda drawn to reflect only those matters relating to the progress of the LDP.~~ If at any time the discussion departs from these considerations then the chair will have discretion to close the forum.
- b) Introductions will then be made.
- c) The potential applicant will then present their proposal (the presentation having first been viewed by a Senior Planning Officer and if necessary a legal officer, to ensure that it will not lead Members into negotiations and to check for accuracy).
- d) Members will then have the opportunity to ask questions and seek clarification, but care will need to be taken that personal views are not expressed. They may alert the developer to what they perceive as the likely view of their constituents, but this must be in the context of the LDP or alternative policy framework.
- e) The Chairman will then conclude the meeting. Members may advise Officers of any concerns they may have with the proposal and any elements which they feel would benefit from negotiation with the developer. Officers will provide professional advice and guidance as to what negotiations would be reasonable and align with the Local Development Plan or alternative policy. Negotiations will be undertaken by Officers only.
- f) A Planning Officer will record the meeting and take a note of all present, plus any issues identified. Officers will take appropriate follow up action. The note of the meeting will be placed on file at the earliest opportunity (taking account of the need for commercial confidentiality). The involvement of Members will be recorded in any subsequent committee report.

2.4 Step 4 - Pre-application Feedback

- 2.4.1 Written pre-application guidance will then be prepared by Planning Services and sent to the applicant. The pre-application guidance letter will be circulated to those Members who have attended the event or otherwise given a written indication to be advised of the outcome.

2.5 Step 5 Additional meetings on request

- 2.5.1 Further meetings with potential developers and officers may be necessary to provide further information and clarification, after the provision of pre application guidance and prior to any application ~~or final submission under the LDP.~~
- 2.5.2 These further meetings will not as a rule involve Councillors. Only at the discretion of Chief Executive or the express request by ward member/s or relevant committee chairman shall subsequent meetings be the subject of further member engagement. In such circumstances, the case officer will approach the ~~Chief Executive~~ Director for a view as to the necessity to invite members, where upon an e mail notification requesting response within 48 hours shall be circulated to Ward Member/s or relevant committee chairman to ascertain any interest in the second (etc.) meeting with the developer.
- 2.5.3 Only in these exceptional circumstances will Officers then circulate an all Member email to advise of these further meetings (Step 2 then applies for notification and response, i.e. five days' notice, minimum of two meeting dates).

3 PRE-DETERMINATION AND PRE-DISPOSITION

- 3.1 A reason given for Councillors not getting involved in schemes before a formal consideration at planning committee is the appearance of injustice, i.e. being said to have pre-determined a scheme. As long as a councillor remains clear that they have not made up their mind and that they are willing to listen to all material consideration presented to a planning Committee before voting then they cannot be said to have pre-determined the outcome. In such circumstance a Member may be said to be pre- disposed by expression of a view, but clearly will remain open to consideration of other material considerations before finally making their mind up and voting at the planning committee.
- 3.2 The following considerations also apply:
- a) Members should only attend those meetings organised in accordance with this protocol and not arrange private meetings with developers.
 - b) Members should promote community aspirations through the Sustainable Community Strategy and the Local Development Plan or alternative policy process.
 - c) Members are at the meeting to learn about an emerging proposal, to help identify issues to be dealt with by further submission and negotiation and may wish to avoid expressing any firm view on the proposal which might indicate to third parties that the Member has 'pre-determined' the application. Although the Localism Act 2011 has provided greater freedom on this, the legal position remains that if pre-determination at the planning decision stage is evident, then this could give rise to legal challenge.
 - d) Any Planning Committee Member who elects to express a firm view for or against the proposed development at this stage should be mindful that further opinions, advice and evidence may arise during ~~the LDP or~~ planning application process. So

long as Members clearly state that the opinion is subject to receipt of further evidence and advice, and that they have not closed their mind on the matter, this may then be seen as pre-disposition which is legitimate. Officers will be pleased to advise Members further on this prior to any meeting.

- e) Training will be available on request for Members who wish to attend pre application-~~and LDP~~ discussions.

4. GENERAL CONCLUSIONS

- 4.1 Pre-application discussions should always be conducted at the appropriate officer level. However, it should be made clear that the views expressed may be subject to review by officers at a more senior level or by Members at Committee. Advice should be consistent with statutory plans, government planning policy guidance and statements and any other material considerations.
- 4.2 Officers should make a detailed written note of any pre-application meetings as soon as practicable. Confirmation of the advice given should always be supplied in writing when requested by or on behalf of the applicant or when deemed appropriate by the section manager.
- 4.3 The involvement of Members should be recorded in any subsequent committee report.
- 4.4 In the case of potentially contentious meetings, two or more officers will attend.

5 STRATEGICALLY IMPORTANT MAJOR DEVELOPMENT CRITERIA

~~5.1 — Development which will automatically be deemed of strategic major interest~~

5.1.1 Residential

- Any application of 50 dwellings or more; or any outline residential development proposals whose site is 2 hectares or more
- Any residential proposal promoted as an allocated site within the LDP.

5.1.2 Affordable Housing

- Any 100% Affordable Housing proposals of six dwellings or 0.3ha or more in outline form.

5.1.3 Non-residential development

- Any non-residential development proposal, whose floor area is 1,500 square metres or more or whose site area is 2 hectares or more.
- Any non-residential proposals relating to development proposals allocated within the LDP.

5.1.4 Retail

- Any retail development 1,000 square meters or more or which of 250 square metres or more and is proposed to be beyond existing town centres as defined in the local plan or emerging LDP.

5.1.5 Mixed use development

- Any mixed use development proposals whose site area is 2 hectares or more, or is of 50 dwellings or 1,000 square metres commercial floor area or more.

5.1.6 Renewable Energy

- Wind Turbines
- Any wind energy proposals whose output capacity is 1Mw or more or which proposes three or more turbines of 30m or more.
- Solar energy
- Any Solar energy proposals whose output capacity is 1Mw or more or which proposes 4,000 or more solar panels.
- Energy from Waste
- Energy from Waste Scheme which is 1MW capacity or more.

NOTE: Development Management Enquiries - Consideration of other strategic or corporate merit:

Some applications which do not fit the thresholds or development types outlined above may demand discretion to be exercised as to their specific merits. These enquiries may have a local strategic importance or in some other way make a major contribution to the delivery of corporate objectives. In such circumstances the Chief Executive in consultation with the appropriate Ward Member(s) will determine whether it is appropriate to engage Members in the pre-application process.

Originally agreed and endorsed by the Planning and Licensing Committee – 1 August 2013

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