

COMMITTEE	DISTRICT PLANNING
MEMBERSHIP	All 31 Members of the Council
LEAD OFFICER	Director of Service Delivery
OFFICERS/UNITS PRIMARILY REPORTING	Lead Specialist - Place
SUB-COMMITTEE	None

TERMS OF REFERENCE

The determination of the following planning applications and related matters:

- (a) Referred by, or otherwise beyond the remit of the Area Planning Committees, including reference by the Director, under Provisos 1 - 3 of the terms of reference of the Area Planning Committees;
- (b) Where the site area involves more than one Area Committee;
- (c) Where the proposal involves development of strategic interest as follows:
 - Any proposal which is subject to a completed Planning Performance Agreement.
 - Any development proposal which directly relates to one of the Garden Suburbs or Strategic Allocations (sites S2(a) – (k)) included within Policy S2 the Local Development Plan (LDP).
 - Any residential or mixed-use development proposal which includes provision for 75 dwellings or more.
 - Any large-scale renewable and low carbon energy projects, including:
 - Any wind energy proposals whose output capacity is 1Mw or more or which proposes three or more turbines of 30m or more.
 - Any Solar energy proposals whose output capacity is 1Mw or more or which proposes 4,000 or more solar panels.
 - Energy from Waste Scheme of 1MW capacity or more.
 - Any development proposal which directly relates to identified *new* employment sites allocated by Policy E1 of the LDP.
 - Any retail development of 1,000 square meters or more which is proposed to be beyond existing town centres as defined by Policy E2 of the LDP.
 - Any proposals for a new Community Hospital or similar healthcare facility to serve the needs of the District as defined by Policy I2 of the LDP.
 - Any proposals for Primrose Meadow in Maldon as defined by Policy I3 of the LDP.

For this purpose “applications for development of strategic interest” shall include all applications establishing or varying the principle of development but shall not include variations to conditions or the approval of reserved matters unless in accordance with a decision of the Council or at the discretion of the Director of Strategy, Performance and Governance. In all other respects, the existing provisions of the Scheme of Delegation will apply.

- (d) Where, at the discretion of the Director of Strategy, Performance and Governance in consultation with the Chairman of this Committee and the relevant Area Planning Committee the proposal is considered to be of particular strategic importance and interest to the District.

OPERATING PROTOCOL

1. The Committee will meet in accordance with arrangements determined by the Council.
2. In all other respects and as appropriate, the Council and Committee Procedure Rules will apply, in particular Procedure Rule 13(1) which prevents a member of a Planning Committee from voting in connection with the determination of a planning application or related matter unless he/she has not undergone fundamental induction training.