

## DELEGATIONS OF AUTHORITY: PLANNING MATTERS

This document replaces any previous delegations given in writing or verbally. It sets out the circumstances in which officers in the Planning Service are able to exercise delegated powers on behalf of the Chief Executive. For the avoidance of doubt, the Director of Place is able to exercise all powers delegated to the Chief Executive which relate to the Planning function where:

- The Chief Executive is unable to act owing to absence or illness; and
- The matter is so urgent that it cannot await the return of the Chief Executive.

If any matter is not urgent, officers are only entitled to act in the circumstances set out below:

Reference No	Function	Authorised Officer(s)	Consultation/Limitation
P1	<p>In those cases where the proposed development is in accordance with approved Development Plans and where no adverse representations of a valid planning nature have been received, the grant of permission, approval or consent, in respect of application for:</p> <ul style="list-style-type: none"> <li>i) Planning permission;</li> <li>ii) Listed Building Consent;</li> <li>iii) Consent to display advertisements;</li> <li>iv) Approval of reserved matters, or to make observations on behalf of the Borough Council in respect of:</li> <li>v) proposals by Government Departments;</li> <li>vi) statutory undertakers, or Proposals received by other local authorities.</li> </ul>	<p>Director of Place</p> <p>Assistant Director – Development</p> <p>Development Manager</p> <p>Principal Planning Officer</p>	

## DELEGATIONS OF AUTHORITY: PLANNING MATTERS

P2	Authority to determine that no Tree Preservation Orders should be made where notice of intention to carry out work on a tree in a conservation area is received.	Director of Place  Assistant Director – Development Development Manager  Principal Planning Officer	
P3	Where planning permission has been refused, authority to decide that an appeal to the Secretary of State for the Environment should be resisted and to agree in what form the appeal shall be conducted.	Director of Place  Assistant Director – Development  Development Manager  Principal Planning Officer	
P4	Authority to approve requests for minor amendments to planning conditions made under S73 and 96A of the Town and Country Planning Act 1990 in respect of applications previously determined by the Planning Committee.	Director of Place  Assistant Director – Development  Development Manager  Principal Planning Officer	
P5	Authority to make observations on behalf of the Borough Council as District Planning Authority in respect of proposals by Nottinghamshire County Council for which deemed permission was being sought under the Town and Country Planning General Regulations.	Director of Place  Assistant Director – Development  Development	

## DELEGATIONS OF AUTHORITY: PLANNING MATTERS

		Manager  Principal Planning Officer	
P6	Authority to exercise judgement and discretion as to when consultations with interested bodies should be carried out in connection with planning applications and likewise the question of re-consultation with residents, Parish Councils and other bodies where amendments are negotiated to planning applications as originally submitted.	Director of Place  Assistant Director – Development  Development Manager  Principal Planning Officer	
P7	Authority to make observations on behalf of the Borough Council in respect of proposals by statutory undertakers for which deemed permission is being sought under the Town and Country Planning General Regulations.	Director of Place  Assistant Director – Development  Development Manager  Principal Planning Officer	
P8	Authority to approve the renewal of a planning permission where there has been no change in circumstances.	Director of Place  Assistant Director – Development  Development Manager  Principal	

## DELEGATIONS OF AUTHORITY: PLANNING MATTERS

		Planning Officer	
P9	Authority to make a Tree Preservation Order where no objections have been received.	Director of Place  Assistant Director – Development  Development Manager  Principal Planning Officer	In consultation with the Chair of the Planning Committee.
P10	Authority to confirm a Tree Preservation Order where no objections have been received.	Director of Place  Assistant Director - Development	
P11	Authority to determine applications made under Section 198 of the Town and Country Planning Act 1990 for the topping, lopping or cutting down of any tree subject to a Tree Preservation Order.	Director of Place  Assistant Director – Development  Development Manager	
P12	Authority to determine applications for consent under a Tree Preservation Order under Section 198 of the Town and Country Planning Act 1990 for the topping or lopping of trees, after consultation, where necessary.	Director of Place  Assistant Director – Development  Development	

## DELEGATIONS OF AUTHORITY: PLANNING MATTERS

		Manager  Principal Planning Officer	
P13	<p>Authority:</p> <p>i) To issue a Hedgerow Retention Notice where he is satisfied that the hedgerow is important and should be retained;</p> <p>ii) To authorise the Monitoring Officer to make an application for an Injunction where the removal of an important hedgerow is apprehended.</p>	<p>Director of Place</p> <p>Assistant Director – Development</p> <p>Development Manager</p> <p>Principal Planning Officer</p>	
P16	Authority to determine applications received under Section 64 of the Town and Country Planning Act 1990 relating to development within the curtilage of dwelling houses.	<p>Director of Place</p> <p>Assistant Director – Development</p> <p>Development Manager</p> <p>Principal Planning Officer</p>	
P17	Authority to serve Planning Contravention Notices under Section 171(c) of the Town and Country Planning Act 1990 and to enter into discussions with the recipient of such a Notice about how any suspected breach of control might be remedied.	<p>Director of Place</p> <p>Assistant Director – Development</p> <p>Development Manager</p>	
P18	To take decisions with regard to publicity for reserved matters	Director of Place	

## DELEGATIONS OF AUTHORITY: PLANNING MATTERS

	and amendments to planning applications.	Assistant Director – Development  Development Manager Principal Planning Officer	
P19	Authority to deal with requests to withdraw an Enforcement Notice where no objections are received and to serve Breach of Condition Notices	Director of Place  Assistant Director – Development	
P20	Authority to exercise the general powers of entry conferred on a local planning authority by Section 196A of the Town and Country Planning Act 1990.	Director of Place  Assistant Director – Development	
P20	Authority to authorise the Monitoring Officer to discharge Section 106 Agreements and to release Bonds in support of such Agreements upon being satisfied that the Agreement has been fully complied with and that it would be appropriate for such agreement to be discharged if it no longer serves a useful purpose and was not capable of having any effect in the future.	Director of Place  Assistant Director – Development	
P21	Authority to determine in respect of the Town and Country Planning Environmental Impact Assessment Regulations 2017:  1. Whether or not an environmental statement was needed prior to a developer submitting an application; 2. To determine where or not schemes comprising Schedule 2 development require an environmental statement.	Director of Place  Assistant Director – Development  Development Manager	
P23	Within the area of his responsibility, power to authorise the service of Notices and the enforcement thereof in the event of default including recovering costs.	Director of Place  Assistant Director – Development	

## DELEGATIONS OF AUTHORITY: PLANNING MATTERS

P25	<p>To consider all planning applications which do not fall to be decided by them under their other delegations and to decide which of these applications they will determine and which they will refer to the Planning Committee for determination provided that this delegation shall not apply to:</p> <p>a) Applications proposing 5,000 or more square metres of new commercial floor-space, the determination of which is reserved to the Planning Committee.</p> <p>b) Applications proposing ten or more residential dwellings, the determination of which is reserved to the Planning Committee.</p>	<p>Director of Place</p> <p>Assistant Director – Development</p> <p>Development Manager</p> <p>Principal Planning Officer</p>	In consultation with the Planning Delegation Panel
P26	Authority to enter land without a warrant under Regulation 12 of the Hedgerows Regulations 1997.	<p>Director of Place</p> <p>Assistant Director – Development</p> <p>Development Manager</p> <p>Principal Planning Officer</p>	
P28	Authority to determine all applications of the extension of time limits	<p>Director of Place</p> <p>Assistant Director – Development</p> <p>Development Manager</p> <p>Principal Planning</p>	

## DELEGATIONS OF AUTHORITY: PLANNING MATTERS

		Officer	
P30	Authority to issue and serve a Temporary Stop Notice	Director of Place Assistant Director – Development	
P31	Authority to exercise the powers to require proper maintenance of land pursuant to Section 215 (i) Town and Country Planning Act 1990, including the power to take action in default.	Director of Place Assistant Director – Development	
P33	Within the area of his responsibility, power to authorise the service of Notices and the enforcement thereof including the recovery of costs insofar as they may relate to non-executive responsibilities.	Director of Place Assistant Director – Development	
P34	Authority to delegate to appropriate Officers the service of Notices and taking of action in default insofar as they may relate to non-executive responsibilities.	Director of Place Assistant Director – Development	
P35	Power to authorise the commencement of legal proceedings within the area of his responsibility insofar as they may relate to non-executive responsibilities.	Director of Place Assistant Director – Development	In consultation with the Monitoring Officer
P37	Power to authorise persons, whether employed by the Council or not, to act in a statutory role as appropriate to undertake duties and responsibilities, including powers of entry, under	Director of Place Assistant Director – Development	



## DELEGATIONS OF AUTHORITY: PLANNING MATTERS

	statutes and regulations and orders within the area of his responsibility and insofar as they may relate to non-executive responsibilities.		
P38	Authority to enter into Agreements within the area of his responsibility and to release Bonds in support of such Agreements upon being satisfied that the Agreement has been fully complied with and that it would be appropriate for such agreement to be discharged if it no longer serves a useful purpose and was not capable of having any affect in the future.	Director of Place  Assistant Director - Development	
P39	Within the ambit of the Planning Committee to authorise the advertising of proposals in the press affecting large numbers of people in the Gedling Borough area.	Director of Place  Assistant Director – Development  Development Manager  Principal Planning Officer	
P40	Authority to instruct that proceedings be instituted in cases where unacceptable unauthorised banner advertisement signs are erected.	Director of Place  Assistant Director – Development	In consultation with the Chair or Vice-Chair or Planning Committee
P41	Authority to approve the making and confirmation of a Tree Preservation Order under Sections 197 - 201 of the Town and Country Planning Act 1990	Director of Place  Assistant Director - Development	In consultation with the Chair or Vice-Chair of Planning Committee

## DELEGATIONS OF AUTHORITY: PLANNING MATTERS

P42	Authority to serve Building Preservation Notices.	Director of Place  Assistant Director - Development	In consultation with the Chair or Vice-Chair of Planning Committee
P43	Authority to determine any requests for Revocation Orders and to refer them to Committee only where they would merit consideration by the Committee.	Director of Place  Assistant Director – Development	In consultation with the Chair or Vice-Chair of Planning Committee
P44	Authority to make determinations in relation to whether prior approval is required for development permitted under the Town and Country Planning (General Permitted Development) Order 2015, (as amended) and to agree details and specifications where prior approval is required and give other consents and approvals in relation to that Order.	Director of Place  Assistant Director – Development  Development Manager  Principal Planning Officer	
P49	Authority to modify section 106 agreements which have been previously agreed by the Planning Committee, except where in the opinion of the Head of Development and Place it is of significant public interest, has a significant impact on the environment or is likely to be widely controversial; in which case it will be referred to Planning Committee.	Director of Place  Assistant Director – Development	
P50	Authority to determine when it is expedient to investigate alleged breaches of planning control	Director of Place  Assistant Director – Development	

## DELEGATIONS OF AUTHORITY: PLANNING MATTERS

Dated: 31.03.2025

Chief Executive

A handwritten signature in black ink, appearing to read 'Mike Hill', written over a horizontal line.

Mike Hill