

# DEVELOPMENT COMMITTEE

## 1. Membership

15 members of the authority.

## 2. Functions

**To consider and make recommendations to the Council on:**

2.1 Matters relating to the revocation or modification of planning permissions and the making of discontinuance orders, the making of Article IV Directions or the service of Stop Notices, in cases where the payment of compensation is likely to arise.

2.2 Power to acquire a listed building in need of repair and to serve a repairs notice.

## 3. To exercise delegated powers, on behalf of the Council, in relation to the following functions specified in Schedules 1 and 2 (Local Choice Functions) to the Local Authorities (Functions and Responsibilities (England) Regulations, 2000.

3.1 Power to determine applications for planning permission in the following circumstances:-

(a) Where the application proposes major development as defined in Circular 15/92.

(b) Where the proposal is contrary to the Development Plan, comprising the Structure Plan and Local Plan, or is contrary to the principles or objectives of any Supplementary Planning Guidance adopted by the Council in support of Local Plan Policies and where approval is recommended.

(c) Where the proposal is contrary to the Sedgemoor District Local Plan (Modification Draft) and where approval is recommended.

(d) Where a written representation (either through mail, fax or e-mail) to the proposal is received from the Parish Council or a District Councillor expressing a view based on valid planning grounds, which is contrary to the recommendation of the Proper Officer for Development Control Issues.

(e) Where the application is made by the Council for deemed planning permission for the development of land within the District.

3.2 Power to enter into agreement regulating development or use of land.

3.3 Power to issue an enforcement notice.

- 3.4 Power to serve a planning contravention notice, breach of condition notice or stop notice except where such action could result in the payment of compensation.
- 3.5 Power to apply for an injunction restraining any breach of planning control.
- 3.6 Power to require proper maintenance of land.
- 3.7 Powers relating to the preservation of trees; including the determination of an appeal against any decision made by or on behalf of the Authority, in relation to Tree Preservation Orders.
- 3.8 Powers to authorise entry on to land.
- 3.9 Powers relating to obtaining information under Section 330 of the Town and Country Planning Act, 1990 as to interests in land.
- 3.10 Powers to obtain particulars of persons interested in land under Section 16 of the Local Government Miscellaneous Provisions) Act, 1976.
- 3.11 Power to determine any matter delegated to the Group Manager of Strategy & Development and Group Manager (Legal) which the Officer reserves for determination by the Committee.
- 3.12 To establish and maintain a Tree Preservation Order sub-committee consisting of three members of the Committee.