

ARTICLE 8 - COUNCIL COMMITTEES AND BODIES

8.02 Planning Committees

(a) Introduction

The Council has two area based Planning Committees. The Central and South Committee which covers the Hayes and Harlington, Heathrow and Uxbridge area and the North Committee which covers the Ruislip and Northwood area respectively.

In addition the Council has a Major Applications Committee which determines major planning applications – those that involve:

- the creation of 10 or more residential units.
- residential development on a site of 0.5 hectares or more
- non-residential development on a site of at least 1 hectare
- non-residential development that creates more than 1000 square metres of new gross floorspace
- the creation of a change of use of 1000 square metres or more of gross floor space (not including housing)
- Council owned development sites / applications where the Council is the applicant.

Additionally The Head of Planning, in consultation with the appropriate Cabinet Member, may refer applications which by virtue of the level of public interest or by virtue of the economic / regeneration benefits of the proposals are felt to warrant consideration at the Major Applications Committee.

(b) Membership

Each of the two Planning Committees has 8 Members each and they will be politically balanced.

(c) Terms of Reference

Each of the two Planning Committees exercise the following functions:

1. To determine any applications made under the provisions of the Town and Country Planning Legislation and Orders.
2. To approve the Council's response to development proposals not requiring planning applications for example, from Government departments or adjoining local authorities.
3. To adopt supplementary planning guidance specific to the area.

4. To approve directions restricting permitted development rights.
5. To confirm and modify Tree Preservation Orders where objections have been received.
6. To approve highway schemes where required as part of a planning application.
7. To authorise any legal agreements required in respect of any planning applications.
8. To authorise the service of stop notices under Planning legislation.
9. To authorise the making, issue and service of any notices, orders and other documents under the town and country planning and listed buildings legislation.
10. To authorise the institution of any legal proceedings in respect of any notices orders and other documents made, issued and served under the town and country planning and listed buildings legislation.
11. To authorise the institution of legal proceedings to seek injunctive relief under the town and country planning and listed building legislation.