

Gwynedd Planning Delegation Scheme

Head of Environment

In the "Scheme of Delegation to Committees" in Appendix 1 of Part 13 of the Constitution, it is noted where functions that are not the responsibility of the Executive have been delegated to Chief Officers. Where no chief officer has been named in that document, the power has not been delegated rather it has been reserved by the committee.

To act on a day to day basis and within the scheme in the following fields subject to any limitations noted in this Scheme or in the Scheme of Delegation to Committees:-

- Development Control (Planning)
- Planning Enforcement
- Planning Policy
- Conservation
- Biodiversity
- Rights of Way, countryside access and management
- Public transport
- Street improvements
- Transport grant matters
- Highways enforcement
- Road safety
- Snowdonia Green Key
- Car parks
- Markets and fairs
- Licensing
- Trading Standards
- Environmental Health

Planning / Development Control

- 1.1 To consider, give advice, report and implement policies and the Council and Committees' decisions on planning matters
- 1.2 To establish and lead forums and groups to consider, give advice, report and implement policies and the Council and Committees' decisions on Planning matters.
- 1.3 Provide all information required for local land charges.
- 1.4 Participate in working arrangements in national, regional, professional and other partnerships.
- 1.5 Give observations on consultation documents relating to planning policy where this corresponds to the Council's policy.

1.6 All functions related to Town and Country Planning and as included in the following Acts as amended and including all secondary legislation

1. National Parks and Access to Countryside Act 1949
2. Historic Buildings and Ancient Monuments Act 1953
3. Local Authorities (Land) Act 1963
4. Agriculture Act 1967
5. Civic Amenities Act 1967
6. Welsh Development Authority Act 1976
7. Development of Rural Wales Act 1976
8. Inner Urban Areas Act 1978
9. Ancient Monuments and Archaeological Areas Act 1979
10. Local Government, Planning and Land Act
11. New Towns Act 1981
12. New Towns and Urban Development Corporations Act 1985
13. Housing and Planning Act 1988
14. Housing Act
15. Town and Country Planning Act 1990
16. Planning (Listed Buildings and Conservation Areas) Act
17. Planning (Consequential Provisions) Act 1990
18. Planning and Compensation Act 1991
19. Leasehold Reform, Housing and Urban Development Act 1993
20. The Local Government (Wales) Act 1994
21. Environment Act 1995
22. Anti-social Behaviour Act 2003
23. Planning and Compulsory Purchase Act 2004
24. Planning-gain Supplement (Preparations) Act 2007
25. Planning Act 2008
26. Localism Act 2011
27. Mobile Homes (Wales) Act 2013
28. Criminal Justice and Courts Act 2015
29. The Well-being of Future Generations (Wales) Act 2015

30. Planning (Wales) Act 2015
31. Historic Environment (Wales) Act 2016

The above provides that the determination on any matters requiring decisions under the above acts is delegated to the Head of Environment Department, with the exception of the following which will be the responsibility of the Planning Committee:

1. Planning applications where the Councillor in whose ward a proposed development is located, or any other two members, submit(s) a written request to the Planning Manager within the established timescale so that the matter is referred for a decision by the Planning Committee. The written request should include clear planning reasons why a request is made for the application to be referred to Committee. A notification letter should be sent to all local members. The prescribed period for advertising shall be 16 calendar days from the date of the notification letter. A local member may discuss an application with officers before referring it to Committee.
2. Planning applications and/or objections/support for a planning application submitted by Elected Members or current staff of the Planning Service.
3. Planning applications and/or objections/support for a planning application submitted by a close relative of an Elected Member or current staff of the Planning Service. To this end, a "close relative" is defined as a mother or father, husband or wife, partner, child, brother or sister, grandmother or grandfather, grandson or granddaughter.
4. Applications which include an Environmental Impact Assessment.
5. Planning applications that should be referred to Committee according to the Head of Environment Department.
6. Planning applications for housing where the number of houses provided is five or more
7. Planning applications for the provision of a building or buildings where the floor space to be created by the development is 1000 square meters or more; or
8. Planning applications for developments on a site which is 0.5 hectares or more in size

'Planning applications' are defined as: full applications, householder applications, outline applications, reserved matters applications, listed building applications, Conservation Area applications, display of advertisements applications, minerals and waste applications, applications to remove or vary condition(s), applications to remove or vary Planning Obligations, non-material amendments applications.