

THE SCHEME OF DELEGATION FOR DETERMINING PLANNING APPLICATIONS

The Highland Council's Planning and Development Service introduced a more comprehensive "Scheme of Delegation for Determining Planning Applications" in June 2007¹.

The Scheme of Delegation gives authority to Highland Council Planning Officers to grant, approve or refuse* permission for certain types of planning application; allowing Planning Committees to concentrate on large scale applications or those which have a significant impact on our communities whilst ensuring that small, local and householder applications can be determined without any delay.

Where the recommendation on an application falls into any one of the categories below it will be referred to the Area Planning Committee:

- To grant or approve despite having been advertised as contrary to the Development Plan
- To grant or approve where objections from 5 or more addresses have been received
- To grant or approve where there is an unresolved objection from a Community Council
- To grant or approve where there is an unresolved objection from a Statutory Consultee
- To refuse on technical or design grounds despite being consistent with the Development Plan

It must be stressed that Area Planning & Building Standards Managers can decline to exercise delegated powers if they feel that it would be prudent to refer the application to Committee for greater public scrutiny.

*Each Friday afternoon a list of the applications which planning officers intend to refuse under the scheme of delegation is sent to Ward Members. The Councillors have one week (5 working days) to respond. If Ward Members in the area where the development is proposed unanimously agree to refer the application to the Planning Committee for determination the Area Planning & Building Standards Manager is obliged to do so. If there is no unanimous request to take the application to Committee by the end of allotted time period the decision to refuse permission will be issued.

¹ Original proposal was taken to the Planning, Development, Europe & Tourism Committee on 15th November 2006. The Scheme was approved by Full Council on 14th December 2006, reviewed in November 2007 and an amended version published January 2008. The most current version of the Council's Scheme of delegation is available on our website www.highland.gov.uk