

SCHEDULE

Development Manager - Scheme of Delegation

1. All functions relating to Town and Country Planning and Development Control as specified in Schedule 1 to the Local Authorities (Functions and Responsibilities) (England) Regulations 2000 (as amended) (including, for the avoidance of doubt, functions relating to the preservation of trees) except for (i) the functions listed in paragraph 5 below and (ii) the following functions which will be reported to the Planning Committee for determination:

- a) Applications for planning permission, where the recommendation would be for approval, involving:-
- (i) The provision of dwelling houses where the number of dwelling houses to be provided is more than five; or
 - (ii) The provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more, or
 - (iii) Development carried out on a site having an area of 1 hectare or more.

For the avoidance of doubt, the Development Manager is authorised to refuse such applications.

- b) Applications submitted by a member of staff
- c) Applications submitted by a Councillor
- d) Applications where the applicant is Woking Borough Council and any companies or entities 50% or more owned by Woking Borough Council, except for non material amendments and minor material amendments (irrespective of whether they are major or non major development)
- e) Any undetermined application can be requested by a Councillor for determination by the Planning Committee provided a planning reason is supplied in writing to the Development Manager
- f) Where ENFORCEMENT/STOP NOTICES are recommended to be served (except in cases of urgency, where the Development Manager is authorised to approve the issue of such Notices)
- g) Where objections have been received on the confirmation of a tree preservation order (TPO)
- h) Where in the opinion of the Development Manager planning issues raised warrant the consideration by the Planning Committee

2. **Protection and Preservation of Trees and Hedgerows**

To determine notifications for intended hedgerow removal; to approve or refuse consent, as appropriate, within the prescribed six week period; to issue or withdraw hedgerow retention notices in respect of hedgerows classified as "important" within the statutory criteria; to issue hedgerow replacement notices in appropriate cases; to take all necessary steps in connection with appeals.

3. **High Hedges**

To determine applications of complaint over high hedges under the Anti-Social Behaviour Act 2003.

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4. Historic Building Repair and Community Projects Grants

To approve grants in accordance with the agreed criteria, in consultation with the Chairman and the appropriate Ward Councillors.

5. Functions delegated to the Director of Legal and Democratic Services under the Council's May 2016 Scheme of Delegation in respect of Planning Enforcement (*Note:- these functions primarily relate to the taking of legal action through the Courts*).