

RHONDDA CYNON TAFF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2014 - 2015

COUNCIL

21st MAY 2014

**REPORT OF THE DIRECTOR,
LEGAL & DEMOCRATIC SERVICES**

Agenda Item No. 8

**ARRANGEMENTS IN RESPECT
OF THE DEVELOPMENT
CONTROL COMMITTEE**

Author : Mr.P.J.Lucas, Director, Legal & Democratic Services

1. PURPOSE OF THE REPORT

To enable Members to consider and decide what arrangements they wish to adopt in respect of the discharge of the Authority's development control functions.

2. RECOMMENDATIONS

2.1 To appoint a politically balanced Development Control Committee comprising 18 Members of the Council in accordance with the principles contained within the recommendations of the Corporate Service's Planning Scrutiny Working Group as set out in paragraph 4.6 of the report.

2.2 That the Director of Legal and Democratic Services amend the Council's Constitution (including the Development Control Committee's terms of reference as set out in Appendix 2 to this report) and Development Control Committee Code of Good Practice to reflect the required amendments and make any consequential changes.

3. BACKGROUND

3.1 From 2004 until the Annual General Meeting on 25th May 2011, the Authority discharged its development control functions by means of one Co-ordinating Development Control Committee comprising all 75 Council Members and three non-politically balanced "Area" Development Control Committees in respect of the Rhondda, Cynon Valley and Taff-Ely areas with memberships of all Members from the respective areas plus one Chair and Vice for all the Committees.

3.2 At the Annual General Meeting of the Council held on 23 May 2012, three Members voted against a proposal to appoint three "Area" Development Control Committees and a Co-ordinating Development Control Committee which resulted in non-compliance with Section 17 of the Local Government and Housing Act 1989. The "Area" Committees could not, therefore, be appointed for the 2012-2013 municipal year and the Council instead appointed one Development Control Committee, comprising all 75 Members,

to discharge the Authority's development control function for the year. This arrangement continued during the municipal year 2013-14.

- 3.3 The Council is now requested to consider how it wishes to discharge its development control function during the 2014-15 municipal year.

4. PROPOSAL FOR 2014-2015

- 4.1 At the meeting of the Corporate Services Scrutiny Committee held on 30th January 2014, Committee Members considered the report of the Service Director Regeneration & Planning which explored the relationship between the outcome of planning appeals and whether or not the planning decision had been contrary to the recommendation of officers. The report highlighted that:-

- In a national context the Council makes more decisions contrary to officer recommendation than other Councils in Wales;
- Statistically, there is a far greater probability that a refusal contrary to recommendation will end up at appeal;
- A study of householder appeal decisions reveals that the Planning Inspectorate appears to be becoming more relaxed about what can be developed at the rear of properties. They would appear to be aligning with the new Householder Permitted Development Rights introduced 30th May 2013.
- The majority of appeals lost following refusals contrary to officer recommendation involved highways reasons for refusals.

- 4.2 As a result a working group was formed in order to consider the issues in more depth and, at the same time, consider the implications of the Welsh Government's new draft Planning (Wales) Bill which was launched for consultation on 4th December 2013.

- 4.3 The working group was informed that the introduction of the Planning (Wales) Bill is likely to regulate the size of planning committees as it would appear that it is the Welsh Government's intention to move toward smaller dedicated planning committees.

- 4.4 The report of the Planning Working Group is attached at Appendix 1 to this report.

- 4.5 One of the conclusions of the working group was that:

"a significant reason for the Council's poor performance in relation to planning overturns and appeals is the 75 Member Development Control Committee. There was clearly a case to be made for change. Whilst, the old Rhondda, Cynon and Taff area committee system would be one option, there are clearly several logistical and financial issues which would need to be overcome to return to such a system. More importantly perhaps would be that any such return to this system would be short lived with once the Planning (Wales) Bill is introduced in 2015. It would therefore make sense to change to a small dedicated Development Control Committee for the 2014/15 year which will allow time for the system to 'bed in' before the introduction of any prescriptive guidance from the Welsh Government in 2015."

4.6 The working group's recommendations are set out in full below: -

1. It is recommended that the Council introduces a small dedicated Development Control Committee for the 2014/15 municipal year. (Based on the recommendation put forward to the Welsh Government by Ove Arup this would entail a committee with a minimum of 11 and a maximum of 21 Members.)
2. It is recommended that local members be allowed to address the Committee on applications within their electoral division. It is also recommended that Members of the Development Control Committee should have the right to vote on applications within their electoral division subject to there being no prejudicial interest. The Working Group would further recommend that a protocol be developed in relation to these issues.
3. It is recommended that Council gives consideration to the operation of site visits with a view to developing a flexible system that will facilitate prompt decision making and also have due regard to Members of the public who wish to speak at the Development Control Committee. It is likely that the Planning (Wales) Bill will include guidance on the operation of site visits.
4. It is recommended that a programme of training be developed for the Members appointed to the Committee which should also include the areas of concern identified by the Working Group, namely,
 - Parking guidance in the planning process;
 - Applications where the Council is the landowner
 - The link between local planning policy and the criteria for appeals.

The Working Group would also recommend that appropriate training be given to those Members who are not on the Development Control Committee to facilitate their understanding of the planning process.

5. It is recommended that Planning Officers continue to monitor the progress of the Planning (Wales) Bill and that a report be presented to the Corporate Services Scrutiny Committee when the final contents are known; or subject to (6) below, fed through to the Planning Scrutiny Working Group.
 6. Should the Council introduce a small dedicated Development Control Committee for 2014/15 it is recommended that a progress in relation to its first year of operation be tracked through the continuation of the Planning Scrutiny Working Group and a report on the first year be presented to the Corporate Services Scrutiny Committee at the end of 2014/15.
- 4.7 At the special meeting of the Corporate Services Scrutiny Committee held on Tuesday 29th April 2014 the above recommendations were signed off and sent to the appropriate portfolio holder Cabinet Member for information.

5. Appointment of One Development Control Committee (x18 Members)

- 5.1 As a result of the working group's recommendations it is proposed that Council consider appointing a politically balanced Development Control

Committee consisting of 18 Members of the Council in order to discharge its development control function.

- 5.2 The recommendation put forward to the Welsh Government by Ove Arup is a committee with a minimum of 11 and a maximum of 21 Members.
- 5.3 In line with this recommendation I propose a politically balanced membership of 18 Members. This number would help ensure that there is a sufficient membership to overcome any potential burdens in relation to declarations of prejudicial interests and quorum/absence issues that may arise in a committee comprising of a smaller number of Members.
- 5.4 The Development Control Committee would continue to meet twice a month and the procedure for site visits and public speaking would be amended as set out below.
- 5.5 All meetings of the Development Control Committee would be held at the Council Chamber, The Pavilions, Clydach Vale, with the proviso that meetings could be held in the locality of any major or significant planning applications, if deemed necessary.

Development Control Committee Terms of Reference

- 5.6 If Council establishes the Development Control Committee as set out above it is proposed that it have the terms of reference set out in Appendix 2 to this report.
- 5.7 Members will note some proposed changes as regards the exceptions relating to powers delegated to officers. These are highlighted in the document. It is important to emphasise however that these powers are, and will continue to be, subject to the exception that an application will be reported to the Development Control Committee where any Member of the Council submits a request to the Service Director of Planning.
- 5.8 The only proposed change as regards this exception is that the request must now be made in writing (e-mail is acceptable).

Local Member involvement at the Development Control Committee and Site Visits

- 5.9 It is proposed that Local Member(s) for an electoral division in respect of which a planning application relates may attend the Development Control Committee at which the application is to be determined and may speak (but not vote) thereon. Local Members may request a site visit/meeting be undertaken however it will be for the Committee Members to determine whether that site visit/meeting is required. In their capacity as local member however they will, of course, be entitled to attend site visits/meetings but whose address must focus on site factors and site issues.
- 5.10 All Members of the Development Control Committee will be permitted to attend site visits/meetings.
- 5.11 As set out in the report at Appendix 1 it is likely that the Planning (Wales) Bill will include guidance on the operation of site visits.

- 5.12 Members are also reminded that they have the ability to engage with planning officers in the pre-application process of developments. Should Council establish a Development Control Committee as recommended in this report it would, in most cases, be easier to obtain Members' views on the design of projects in their area than with existing arrangements.

Changes to 'Development Control Committee - Code of Good Practice'

- 5.13 If Council establishes the Development Control Committee to reflect the proposals set out above there will also be a requirement to amend the Development Control Committee – 'Code of Good Practice'.

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**RHONDDA CYNON TAF COUNTY
BOROUGH COUNCIL**

**CORPORATE SERVICES SCRUTINY
COMMITTEE**

**REPORT OF THE
PLANNING SCRUTINY WORKING GROUP**

1. **METHODOLOGY**

1.1 At the meeting of the Corporate Services Scrutiny Committee held on 30th January 2014, Members considered the report of the Service Director Regeneration & Planning which explored the relationship between the outcome of appeals and whether or not the planning decision had been contrary to the recommendation of officers. The report highlighted that

- In a national context the Council makes more decisions contrary to officer recommendation than other Councils in Wales;
- Statistically, there is a far greater probability that a refusal contrary to recommendation will end up at appeal;
- A study of householder appeal decisions reveals that the Planning Inspectorate appears to be becoming more relaxed about what can be developed at the rear of properties. They would appear to be aligning with the new Householder Permitted Development Rights introduced 30th May 2013.
- The majority of appeals lost following refusals contrary to officer recommendation involved highways reasons for refusals.

1.2 As a result, it was agreed that a working group should be formed to consider the issues in more depth and at the same time consider the implications of the Welsh Government's new draft Planning (Wales) Bill which was launched for consultation on 4th December 2013.

1.3 The Working Group consisted of County Borough Councillors: S Carter, P Griffiths, S Lloyd, (Mrs) J S Ward, P Wasley, D Weeks, E Webster and R Yeo and the Group met on two occasions, 11th March 2014 and 23rd April 2014.

1.4 The Terms of Reference for the Group was:

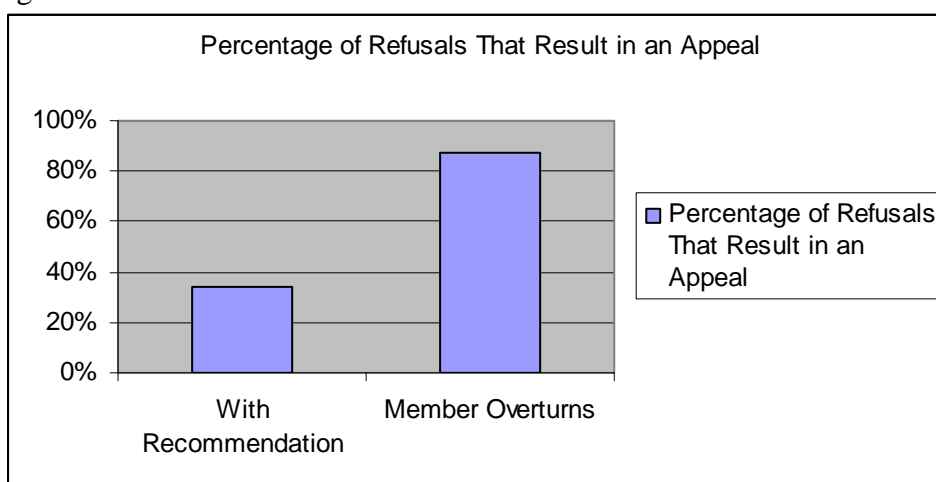
- (i) To seek to improve the effectiveness of the Council's Development Control Committee as a decision making body thereby reducing the number of refusals that result in a successful appeal.
- (ii) Upon completion of the review, to provide a report setting out the findings and recommendations of the Working Group to be presented to the Executive for consideration.

1.5 During the review the Working Group received evidence from the Service Director of Planning and the Director of Legal and Democratic Service. The Working Group also considered the report prepared for Cabinet on 19th February 2014 "Welsh Government Consultation on Proposals to Reform the Planning System in Wales and the executive summary of the report prepared by Fortismere Associates with Arup, outlining their recommendations arising from their research which was commissioned by the RTPI.

2. FINDINGS

- 2.1 The Council makes more decisions contrary to officer recommendation than other Councils in Wales.
- 2.2 In recent years statistics show that the Planning Inspectorate in Wales has been gradually allowing more appeals and the Council's own appeals performance has followed a similar trend as national figures with the amount of appeals being allowed rising year on year from 20% in 2010/11 to 52% for the current financial year. However, the 52% of appeals that were allowed (i.e. the Council lost the appeal) in 2013 is worse than the national average of 44%.
- 2.3 Analysis of the appeals show that statistically there is a far greater probability that a refusal contrary to officer recommendation will end up at appeal.

Fig 1

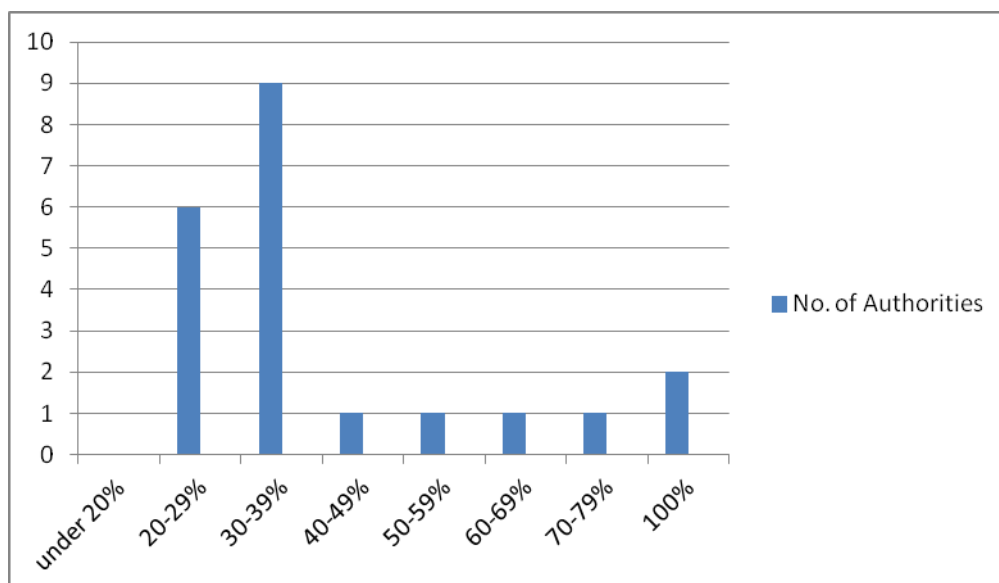


- 2.4. Rhondda Cynon Taf has the lowest scheme of delegation across Wales.
- 2.5 The Ove Arup research had identified some good practice within the Authority such as the 'cooling off' period when a decision is taken against officer recommendation and also the 5 minutes allowed to each public speaker as the majority of councils only allow 3 minutes.
- 2.6. Analysis of the local authority planning committees across Wales identified that:
- Only Swansea operated an area committee process
 - The majority of Councils had Planning Committees with a total membership of less than 40% of their total number of Council Members.

Fig 2

Authority	Full Council Membership	Planning Committee	%
Blaenau Gwent	42	16	38%
Bridgend	54	18	33%
Caerphilly	73	20	27%
Cardiff	75	12	16%
Carmarthenshire	74	19	26%
Ceredigion	42	23	55%
Conwy	59	19	32%
Denbighshire	47	29	62%
Gwynedd	75	15	20%
Flintshire	68	21	31%
Merthyr Tydfil	33	11	33%
Monmouthshire	43	16	37%
Neath Port Talbot	64	45	70%
Newport	50	11	22%
Pembrokeshire	60	15	25%
Powys	73	21	29%
Rhondda Cynon Taf	75	75	100%
Swansea	72	2 area committees plus full Management & Control Ctte	
Torfaen	44	16	36%
Vale of Glamorgan	47	21	45%
Wrexham	52	20	38%
Ynys Mon	30	11	37%

Figure 3. Size of Planning Committees as % of Full Council Members



2.7. The Working Group considered the issue of area planning committees but determined that there were a number of factors which needed to be taken into account;

- Regulatory Committees have to be politically balanced but area committees cannot – the only requirement is that you are in that area. To operate this system has always required the unanimous support of

members which for the last few years there has not been. However, there are now amended regulations in place which will allow the Council to introduce area committees at the next AGM if it so wishes;

- The Planning (Wales) Bill is likely to be in force by the summer of 2015;
- It has been some time since the Council last operated area committees and they require:
 - Venues
 - Microphones
 - Caretaking
 - Public Access/signposting/advertising
 - Presentation equipment;
 - Associated costs
- Issue of Chairing
 - 3 committees needing chairs
 - There is only an allowance for one chair - no allowance for vice chairs
 - Chair can only vote if in own area so no casting vote in 2 areas
 - Still need for full development control committee to deal with large applications that affect the whole of the County Borough and those that have not been determined by local area committee because of the lack of chair's casting vote.
- The introduction of the Planning (Wales) Bill is likely to regulate the size of planning committees as it would appear that it is the Welsh Government's intention to move toward smaller dedicated planning committees.
- The Bill also places greater emphasis on customer care and members of the public will need to have a clear view of proceedings which includes being able to view the slides/photographs of application sites which may not be achievable in area venues.

2.8. The Working Group considered the role of the Local Member and the Service Director of Planning provided detailed information in relation to how those authorities who have moved toward small dedicated planning committees operate in relation local members. Whilst each authority tends to have its own individual protocol the majority make provision for local members to address the Committee on applications within their electoral division should they so wish but are unable to vote on such matters. The main difference with the schemes would appear to be that whilst some authorities allow members who sit on the planning committee to vote on applications within their electoral division (subject to no prejudicial interest); other authorities do not allow the committee Members to vote on applications in their area, they can only speak.

2.9 The Working Group also learnt that the current full membership system made it difficult for planning officers to engage with Members in the pre- application process of developments. If this were not the case it would in most cases be easier to obtain Members' views on the design of projects in their area.

2.10. The Working Group identified that the current 'site visit' system is not helpful to those members of the public who may travel some distance to attend a committee meeting only for the matter to be adjourned for a site visit.

4. CONCLUSIONS

- 4.1. The Working Group would conclude that a significant reason for the Council's poor performance in relation to planning overturns and appeals is the 75 Member Development Control Committee. There is clearly a case to be made for change. Whilst, the old Rhondda, Cynon and Taff area committee system would be one option, there are clearly several logistical and financial issues which would need to be overcome to return to such a system. More importantly perhaps would be that any such return to this system would be short lived with once the Planning (Wales) Bill is introduced in 2015. It would therefore make sense to change to a small dedicated Development Control Committee for the 2014/15 year which will allow time for the system to 'bed in' before the introduction of any prescriptive guidance from the Welsh Government in 2015.
- 4.2. The majority of appeals lost following refusals contrary to officer recommendation involved highways reasons for refusals (often parking issues) and there is a need to further investigate this issue and provide Members of the Development Control Committee with the necessary guidance in undertaking their role. Other areas which have been identified as needing more clarity include 'applications where the Council is landowner' and the link between local planning policy and the criteria for appeals.
- 4.3. A smaller Development Control Committee will make it easier to provide specialist training to deal with those issues identified above. However, the Working Group also feel that it is important that those Members who do not sit on the Development Control Committee to have an understanding of the planning processes to be able to appreciate the context of the decisions taken by the Committee.
- 4.4. The introduction of a small dedicated committee should not diminish the role of the local member. By freeing the majority of members from their planning constraints they will be able to represent their community more freely and it will allow planning officers to consult with them on new projects. However, there is a need to develop a protocol which sets out the role of the local member in relation to addressing the Development Control Committee and the role of the local member if they are member of the Development Control Committee. The Working Group debated at length whether a Member of the Development Control Committee should be able to vote on applications within their electoral division. On balance, the Working Group feels that the Committee Member should be allowed to carry out his or her planning role provided there is no prejudicial interest.
- 4.5 There is a need to further consider the 'site visit process'. Should the Council move to a very small Development Control Committee it could be argued that the whole of the Committee should be invited to attend along with local members. However, if this would be deemed too unwieldy, a site visit sub group could be formed. There does not appear to be one set approach when investigating other local authorities. Some pre-set the date for the site visits so that everyone is aware of the date in advance of a site visit request. However, so that the planning process is not unduly delayed and to prevent members of the public having wasted journeys to committee, it would be preferable if the site visits could take place in advance of the Committee if at

all possible. This would obviously entail a process being developed requiring site visit requests to be made well in advance of the committee date. However, the Working Group feels that any new system should retain a degree of flexibility as no two applications are the same.

5. RECOMMENDATIONS

1. It is recommended that the Council introduces a small dedicated Development Control Committee for the 2014/15 municipal year. (Based on the recommendation put forward to the Welsh Government by Ove Arup this would entail a committee with a minimum of 11 and a maximum of 21 Members.)
2. It is recommended that local members be allowed to address the Committee on applications within their electoral division. It is also recommended that Members of the Development Control Committee should have the right to vote on applications within their electoral division subject to there being no prejudicial interest. The Working Group would further recommend that a protocol be developed in relation to these issues.
3. It is recommended that Council gives consideration to the operation of site visits with a view to developing a flexible system that will facilitate prompt decision making and also have due regard to Members of the public who wish to speak at the Development Control Committee. It is likely that the Planning (Wales) Bill will include guidance on the operation of site visits.
4. It is recommended that a programme of training be developed for the Members appointed to the Committee which should also include the areas of concern identified by the Working Group, namely,
 - Parking guidance in the planning process;
 - Applications where the Council is the landowner
 - The link between local planning policy and the criteria for appeals.

The Working Group would also recommend that appropriate training be given to those Members who are not on the Development Control Committee to facilitate their understanding of the planning process.

5. It is recommended that Planning Officers continue to monitor the progress of the Planning (Wales) Bill and that a report be presented to the Corporate Services Scrutiny Committee when the final contents are known; or subject to (6) below, fed through to the Planning Scrutiny Working Group.
6. Should the Council introduce a small dedicated Development Control Committee for 2014/15 it is recommended that a progress in relation to its first year of operation be tracked through the continuation of the Planning Scrutiny Working Group and a report on the first year be presented to the Corporate Services Scrutiny Committee at the end of 2014/15.

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For the benefit of Members changes are highlighted

As inserted in Part 3 – ‘Responsibility For Functions’ of the Council’s Constitution

2. Development Control Committee

Terms of Reference

- 2.1 To discharge the functions of Rhondda Cynon Taff County Borough Council in relation to all the aspects of the following Development Control matters:-
- (a) Power to determine applications for planning permission;
 - (b) Power to determine applications to develop land without compliance with conditions previously attached;
 - (c) Power to grant planning permission for development already carried out;
 - (d) Power to decline to determine applications for planning permission;
 - (e) Duties relating to the making of determinations of planning applications.
 - (f) Power to determine applications for planning permission made by a local authority, alone or jointly with another person.
 - (g) Power to make determinations, give approvals and agree certain other matters relating to the exercise of permitted development rights.
 - (h) Power to enter into agreements regulating development or use of land.
 - (i) Power to issue a certificate of existing or proposed lawful use or development.
 - (j) Power to serve a completion notice.
 - (k) Power to grant consent for the display of advertisements.
 - (l) Power to authorise entry onto land.
 - (m) Power to require the discontinuance of a use of land.
 - (n) Power to serve a planning contravention notice, breach of condition notice or stop notice.
 - (o) Power to issue an enforcement notice.
 - (p) Power to apply for an injunction restraining a breach of planning control.
 - (q) Power to determine applications for hazardous substances consent, and related powers.
 - (r) Duty to determine conditions to which old mining permissions, relevant planning permissions relating to dormant sites or active Phase I or II sites, or mineral permissions relating to mining sites, as the case may be, are to be subject.
 - (s) Power to require proper maintenance of land.

- (t) Power to determine applications for listed building consent, and related powers.
- (u) Power to determine applications for conservation area consent.
- (v) Duties relating to applications for listed building consent and conservation area consent.
- (w) Power to serve a building preservation notice, and related powers.
- (x) Power to issue enforcement notice in relation to demolition of unlisted building in conservation area.
- (y) Powers to acquire a listed building in need of repair and to serve a repairs notice.
- (z) Power to apply for an injunction in relation to a listed building.
- (aa) Power to execute urgent works.
- (bb) Power related to mineral working.
- (cc) Power related to footpaths and bridleways.
- (dd) Power as to certification of appropriate alternative development.
- (ee) Power to serve purchase notices.
- (ff) Powers related to blight notices.
- (gg) Powers relating to the preservation of trees.
- (hh) Powers relating to the protection of important hedgerows.
- (ii) Power to make limestone pavement orders.

Where Members of the Development Control Committee are minded to take a decision against Officer Recommendation, Members should defer consideration of that matter to the next meeting of the Committee in order to receive a further report from the Service Director of Planning, if necessary, in consultation with the County Borough Legal and Democratic Services Officer, upon the strengths and weaknesses of any proposed or possible planning reasons for such a decision.

Powers Delegated to Officers

2.2 The following powers are delegated to the Service Director of Planning:

2.2.1 The determination of planning (an other planning related) applications, the issuing of screening and scoping opinions under the EIA Regulations and all functions and procedures relating to Town and Country Planning (including Enforcement) as contained within the following Acts (as amended where applicable) and including all subordinate legislation:

- Planning and Compensation Act 2004
- The Town and Country Planning Act 1990
- The Planning (Listed Buildings and Conservation Areas) Act 1990
- The Planning (Hazardous Substances) Act 1990
- The Caravan Sites and Control of Development Acts 1960 and 1968
- The Environment Act 1995
- The Planning and Compensation Act 1991
- Land Compensation Act 1991
- Habitats Directive 92/43/EEC

- Planning Act 2008

Subject to the following exceptions:-

- (a) Applications where a Councillor submits a **written** request to the Service Director of Planning for it to be reported to the Development Control Committee
- (b) Applications that the Service Director of Planning considers that the nature of the proposal warrants the involvement of the Development Control Committee
- (c) Enforcement action that the Service Director of Planning considers that that nature of the development or breach warrants the involvement of the Development Control Committee
- (d) Applications submitted by serving Councillors or their immediate family or employees of the Development Control Service or their immediate families
- (e) Applications submitted by, or on behalf of, the Council or involving land owned by the Council, where the nature of the Council's interests is more than a minor nature
- (f) Applications that are accompanied by an Environmental Impact Assessment
- (g) Applications for consent to erect electricity lines which have a capacity of 132KV or above
- (h) Applications where there ~~is/are~~ **are three or more** objection(s) ~~to by~~ **persons directly affected by** the proposal and the Development Control Service wish to recommend approval of the application contrary to ~~the~~ **those** objections
- (i) Applications where the Service Director of Planning is recommending approval which would be contrary to the provisions of the Development Plan
- (j) Full applications for residential development for more than ~~4~~ **5** dwellings or outline applications on a site area of greater than ~~0.2~~ **0.5** hectares
- (k) Reserved matters applications for **10 or** more ~~than 5~~ dwellings
- (l) Reserved matters application for mixed use/business or commercial development where the gross external floor area of buildings exceed 1000 sq. metres where it is within 200 metres of any dwelling or 5000 sq. metres in all other cases
- (m) Applications for new-build commercial, industrial or retail development or applications to extend the same which exceeds 50% of its original size
- (n) Applications to change premises into a public house or licensed club or applications to extend an existing public house or licensed club
- (o) Applications for more than 3 caravans
- (p) Full planning applications for telecommunication masts and apparatus
- (q) Applications for Grade I or II* Listed Building Consent

and, if authorised by the Service Director to a Development Control Manager.

2.2.2 All functions relating to the Building Control/Regulation contained within the following Act (as amended where applicable) and including all subordinate legislation:

- The Building Act 1984

and any officer authorised by the Service Director.

LOCAL GOVERNMENT ACT 1972

AS AMENDED BY

THE LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

COUNCIL

21 MAY 2014

REPORT OF THE DIRECTOR, LEGAL & DEMOCRATIC SERVICES

Background Papers

**ARRANGEMENTS IN RESPECT OF THE DEVELOPMENT CONTROL
COMMITTEE**

Corporate Services' 'Planning Scrutiny Working Group Report – April 2014'

Officer to Contact: Mr.P.J.Lucas – Tel: 01443 424105

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