

3.7 Planning Committee

3.7.1 Membership: The Committee has eleven members who are elected councillors. The Committee is politically balanced. Each member of the committee is required to complete in full an induction programme; undertake regular mandatory training; and attend development updates in relation to the planning function. Any member not undertaking these training activities will be unable to serve (or continue to serve) on the Committee until such time that the full training requirement has been met. Up to three substitute members may be appointed by each political group (see paragraph 3.13 for requirements regarding such appointments).

3.7.2 Areas of Work: The Committee deals with the Council's local planning authority function in respect to the determination of development and other applications requiring a formal determination by the Council and other planning matters set out in the Town and Country Planning Act 1990 (including subordinate and related legislation) other than those applications delegated to officers under delegated powers. This works includes the determination of:

- (a) applications for planning permission, consent under the building regulations and other building control matters, listed buildings consent, advertisement consent, hazardous substances consent;
- (b) consultations from the Dartmoor National Park Authority, other adjoining authorities and Devon County Council;
- (c) modification of planning permissions and non-material amendments;
- (d) certificates of lawful use and development;
- (e) tree preservation orders;
- (f) building preservations;
- (g) breaches of planning, listed building, conservation area, advertisement control including requisite legal action;
- (h) planning obligations;
- (i) prior approvals and notifications;
- (j) screening and scoping opinions for environmental impact assessments; and
- (k) high hedges complaints.

3.7.3 Site Inspection Teams: The Committee may appoint such teams to view the sites the subject of applications to help inform debate at the committee by submitting a report (including verbal) on its findings. These reports are for guidance and the site inspections are informal with no public right of access. The procedure for site inspections is as follows:

- (a) Attendance:** The only people authorised to attend a site inspection are:
 - Members of the Site Inspection Team
 - Ward Members
 - Up to two persons authorised to represent the Parish/Town Council for the application site
 - Planning Officer
 - County Environment Director's representative and/or other statutory consultees

- Other Teignbridge Members (as observer).

Applicants/Agents, objectors and members of the public are excluded.

(b) Procedure:

- The Planning Officer outlines the proposal and Members may ask any questions of the officer.
- Other attendees may give their view and Members may ask any questions of them