

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:** Those authorised to attend a site visit inspection and speak: •
 - Planning Committee Members (and substitutes)
 - Planning Officers
 - Democratic Services Officers
 - Other Ward Members (if applicable)

Those invited as observers only:

- One Parish/Town Council representative
- Members of adjacent Wards

Others:

- Consultees will be invited to attend only if specifically requested by Councillors or required by Planning Officer.
- Applicants, agents, supporters or objectors will not be invited to attend site visits.

b) Procedure:

- Councillors and Officers attending should refer to the Planning Site Inspections Procedural Guidance for the full procedure on site. A detailed explanation of the proposals, and a summary of the officers' 19 Updated April 2026 Section 3 – Page 9 of 12 Section 3 – Decision Making Structure report and recommendations, will be made by the planning officer. Councillors will then be given the opportunity to ask questions and to view the site and surroundings from all relevant vantage points.
- Councillors should keep together during site visits and not allow themselves to be addressed separately by applicants or objectors.
- No decisions are made at site visits.