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12 JUN 2013
POST ROOM

Surrey Heath Borough Council Scheme of Delegation of Functions to Officers

Urgent Action Form – Council Function

Consultation by Chief Executive or Executive Head of Service or Head of Service involved with relevant Portfolio Holder or Leader of the Council and the Mayor

To	<p>Cllr Edward Hawkins – Chairman of Planning Applications Committee</p> <p>Cllr Keith Bush – Portfolio Holder for Regulatory</p>
Proposal	To agree the granting of delegated authority in respect of the changes to the general permitted development order that came into force on 30 th May 2013 as set out in the attachment.
Background	<p>The government has introduced changes to the following</p> <ul style="list-style-type: none"> • permitted development rights in respect of householder applications for extensions to the rear of a property - must be decided within 42 days. • changes of use of a building in B1(a) office use and land within its curtilage to a use falling within C3 (dwellinghouses) - must be decided within 56 days. • changes of use for agricultural buildings to flexible use for use classes A1 (shops), A2 (financial and professional services), A3 (restaurants and cafes), B1 (business), B8 (storage and distribution), C1 (hotels) and D2 (assembly and leisure) for floorspace of between 150 to 500 square metres - must be decided within 56 days. (Less than 150 square metres has deemed consent) • changes of use for any building and land within its curtilage within Use Classes B1 (business), C1 (hotels), C2 (residential institution), C2A (secure residential institution) and D2 (assembly and leisure) to use as a state funded school - must be decided within 56 days. <p>Such development is now subject to a prior approval process. This is not a planning application process and there is no right of member call in or committee approval.</p>
Options	To agree or not agree to the granting of the delegated authority.
Risk of delaying	The legislation has been implemented and applications are being received. Failure to issue a determination in time will mean that for

the decision	those requests that we may wish to refuse, the applicant will gain deemed consent by default.
Legal advice	None
Resource implications	None
Contact Officer for further information	Jenny Rickard

I agree with the above action proposed

Signed



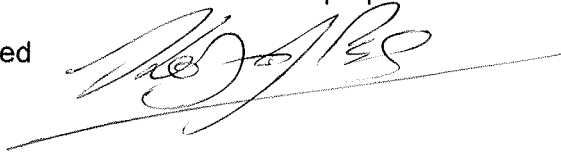
Dated

16 June 2013

Chairman of Planning Applications Committee

I agree with the above action proposed

Signed



Dated

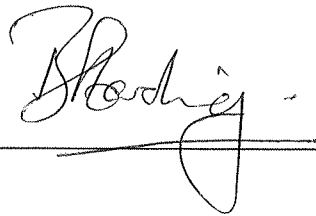
17th June 2013

Portfolio Holder for Regulatory

I agree with the above action proposed

Signed

X



Dated

17th June 2013

Mayor