

# CLWYDIAN RANGE AND DEE VALLEY AONB

## JOINT COMMITTEE

### SCHEME OF DELEGATION FOR PLANNING AND DEVELOPMENT CONSULTATIONS

1. One of the functions of the Joint Committee for the Clwydian Range and Dee Valley AONB (JC) is to respond to planning and development consultations referred to the AONB for comment. Most consultations relate to proposals within the AONB, but also include those outside the designated area which are within the setting of the protected landscape and may impact on the AONB.
2. To enable the AONB to respond in a timely and efficient manner, the JC delegates authority to the AONB Planning Officer and/or the AONB Officer to respond to all planning and related development consultations on their behalf (see Note below), with the exception of **major proposals and policy matters** which may have a more significant impact or be of wider interest. These can be within the AONB or its setting and include:
  - Proposals for 5 or more dwellings outside Development/Settlement Boundaries.
  - Development over 25m in height (including wind turbines, telecommunication masts, etc).
  - New buildings or extensions over 1000sq m in floor area (including agriculture, commercial or industrial uses).
  - Proposals involving a site area in excess of 5ha (including solar, minerals, tourism and recreational uses).
  - Local Development Plans prepared by the three constituent local planning authorities.
  - Relevant Supplementary Planning Guidance prepared by the three constituent local planning authorities.
  - Applications subject to a formal Environmental Impact Assessment (EIA).
  - Development Consent Orders for Nationally Significant Infrastructure Projects (NSIP's) determined by UK Government Ministers.
  - Developments of National Significance (DNS) determined by Welsh Ministers.
  - Planning and development related policy consultations from Welsh Government or other relevant agencies or organisations.
3. For major proposals and policy matters, officers will make recommendations to the JC on the AONB's response, which will normally be agreed by the Chair or Vice Chair of the Committee.
4. The AONB Partnership also has a role to play in advising the JC on planning and development matters, and the views of the Partnership's Landscape Character and Built Environment Working Group will be invited on the major proposals or policy proposals set out above before officers make recommendations to the JC on the AONB's response.

5. In fulfilling the AONB's responsibilities in respect of planning and development consultations, there will not always be sufficient time to convene formal meetings of the JC or Partnership to ensure a timely response and papers will normally be circulated electronically to invite comment.

**Note:**

Planning and related development consultations includes: applications for planning permission, discharge of planning conditions, Listed Building Consent, Lawful Development Certificates, Change of Use, works to Tree Preservation Order protected trees, Hedgerow Removal Notices, EIA Screening and Scoping requests, Advertisement Consent, Prior Approval Notifications (agriculture, forestry or utility developments), minor highway improvements and requests for informal pre or post- application or policy advice. Re-consultation on amendments to major proposals or policy matters already considered by the JC and Partnership are also delegated to officers.