

National Scheme of Delegation

Changes to how planning applications are decided

From **31 October 2026**, a new national scheme introduced by the Government will determine which planning applications are decided by Planning Officers and which may be considered by the Planning Committee. The scheme was adopted by the Council on **22 October 2026**.

Under the new arrangements, planning applications fall into two categories:

- **Schedule 1 applications** must be determined by Planning Officers and cannot be referred to the Planning Committee.
- **Schedule 2 applications** are normally determined by Planning Officers but may be considered by the Planning Committee if they meet specific national criteria, known as the **Gateway Test**.

Examples of Schedule 1 applications include householder applications, minor residential and commercial developments, discharge of condition applications, and most reserved matters applications.

For Schedule 2 applications, a decision to refer the application to the Planning Committee can only be made where senior officers and the Chair (or Vice-Chair) of the Planning Committee agree that it raises significant planning, economic, social or environmental issues affecting the local area.

The category of application and any Gateway Test decision will be published on the planning application file.

Under the new national arrangements, there is no longer a facility for District Councillors to "call in" planning applications for consideration by the Planning Committee.

For further information, please contact the Planning Service.