REPORT TITLE: National Scheme of Delegation Planning Committee and Building Regulations

To:
Council (26 November 2026)

Report by:
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Wards affected:
All

Director Approval: Assistant Director Tom Lewis, confirms that the report author has sought the advice of all appropriate colleagues and given due regard to that advice; that the equalities impacts and other implications of the recommended decisions have been assessed and accurately presented in the report; and that they are content for the report to be put to the Council for decision.

1. Recommendations

1.1 It is recommended that Council approves the following updates to the Constitution in Appendix 1:

1. The National Scheme of Delegation for Planning to align to legislative changes that have come into force on 31 October 2026
2. Updates to the Building Regulations to reflect national legislation.

2. Purpose and reason for the report

2.1 The proposed changes are necessary to align the Constitution and the National Scheme of Delegation, which will provide greater clarity to the Constitution. The Local Planning Authority is required to adopt the National Scheme of Delegation.

3. Alternative options considered

3.1 There are no alternative options as the Council must adhere to the recent legislative changes.

4. Background and key issues

4.1 Under the Town and Country Planning (Discharge of Local Planning Authority Functions) (England) Regulations 2026 central government has set out a national scheme of delegation for planning decisions which must be followed by all relevant local planning authorities in England. It sets out types of planning application which must always be delegated to planning officers and other types of planning application which may instead, , be referred to a planning committee (this and future references to planning committees include sub-committees) for determination. The aim is to ensure that there is greater clarity and consistency about the role of planning committees in planning decision making. It is intended to enable planning committees to work more effectively by allowing them to focus on the key development proposals that matter in their area, enabling other, often more minor and technical, decisions to be made by planning officers. The National Scheme of Delegation came into force on 31 October 2026.

The proposed amendments in Appendix 1 reflect the new legal position.

4.2 Under the Building Safety Act 2022, as of the 1 October 2023, local authorities no longer act as building control authorities for building work relating to Higher-Risk Buildings, subject to transitional arrangements. It is proposed that the amendments to the Constitution as highlighted reflect the current legal position.

5. Corporate plan

5.1 The adoption of the proposed changes ensure the council complies with the legislation as set out in Appendix 1.

6. Consultation, engagement and communication

6.1 The City Planning Committee have received reports on the proposed changes and have approved these.

Member briefing sessions have also taken place to update all members on the changes.

7. Anticipated outcomes, benefits or impact

7.1 The Constitution is updated to reflect the changes to national legislation.

8. Implications

Relevant risks

8.1 The Council has a duty to adopt the changes to the Planning scheme of delegation to comply with legislation. The risks of lack of clarity around the drafting and process bring reputational damage and prevent the timely decision making in line with national requirements, the law and best practice.

Local Government Reorganisation (LGR)

8.2 There are none.

Financial Implications

8.3 There are none.

Legal Implications

8.4 Adopting the National Scheme of Delegation for planning as required by all local planning authorities in England under the Town and Country Planning (Discharge of Local Planning Functions) (England) Regulations 2026.

Equalities and socio-economic Implications

8.5 There are none.

Net Zero Carbon, Climate Change and Environmental implications

8.6 There are none.

Procurement Implications

8.7 There are none.

Community Safety Implications

8.8 There are none.

9. Background documents

Used to prepare this report, in accordance with the Local Government (Access to Information) Act 1985

9.1 Building Safety Act 2022

Town and Country Planning (Discharge of Local Planning Authority Functions) (England) Regulations 2026

National Scheme of Delegation dated 31 October 2026

Cambridge City Council Constitution

10. Appendices

10.1 Appendix 1 – Track changes to Constitution

To inspect the background papers or if you have a query on the report please contact Dan Kalley, Head of Governance and Democracy, email: dan.kalley@cambridge.gov.uk