

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

CABINET – TUESDAY, 6 MARCH 2018

Title of report	COALVILLE FRONTAGES - LOCAL DEVELOPMENT ORDER
Key Decision	a) Financial No b) Community No
Contacts	Councillor Tony Gillard Tel: 01530 452930 tony.gillard@nwleicestershire.gov.uk Strategic Director of Place Tel: 01530 454555 james.arnold@nwleicestershire.gov.uk
Purpose of report	To request Cabinet approval for the renewal of the Coalville Conservation Area Local Development Order.
Reason for decision	Policy approval needed for renewal of the Coalville Conservation Area Local Development Order. The Town and Country Planning (Development Management Procedure) (England) Order 2015 provides for the local planning authority to formally adopt the Coalville Conservation Area Local Development Order.
Council priorities	Building Confidence in Coalville Value for Money Business and Jobs Homes and Communities
Implications:	
Financial/Staff	Included within the report.
Link to relevant CAT	None.
Risk Management	The Coalville Conservation Area Local Development Order removes a risk that permission may be refused for specified works, and therefore encourages property owners to participate in the Coalville Town Centre Frontage Improvement Scheme.
Equalities Impact Screening	N/A
Human Rights	N/A

Transformational Government	N/A
Comments of Head of Paid Service	The report is satisfactory
Comments of Section 151 Officer	The report is satisfactory
Comments of Deputy Monitoring Officer	The report is satisfactory
Consultees	None.
Background papers	<ul style="list-style-type: none"> • Coalville Frontage Improvement Scheme Design Guide • Coalville Conservation Area Local Development Order – Statement of Reasons
Recommendations	<p>CABINET:</p> <ol style="list-style-type: none"> 1. ENDORSES THE COALVILLE CONSERVATION AREA LOCAL DEVELOPMENT ORDER, AT APPENDIX 1, FOR FOR A 28 DAY PERIOD OF PUBLIC CONSULTATION. 2. DELEGATES TO THE PORTFOLIO HOLDER (REGENERATION AND PLANNING) CONSIDERATION OF ANY RESPONSES TO CONSULTATION. 3. DELEGATES TO THE PORTFOLIO HOLDER (REGENERATION AND PLANNING) TO ADOPT THE COALVILLE CONSERVATION AREA LOCAL DEVELOPMENT ORDER FOR A PERIOD OF 18 MONTHS FROM 1 JUNE 2018.

1.0 CONTEXT

- 1.1 The first Coalville Conservation Area Local Development Order was adopted by Cabinet on 21 July 2015, and ran for an 18 month period. It was instigated to assist the delivery of the Coalville Shop Front Scheme for Hotel Street and High Street.
- 1.2 In July 2016, Cabinet approved extending the frontages scheme for Phase 2 to include properties on parts of Belvoir Road, Marlborough Square, Jackson Street and Ashby Road. The subsequent Coalville Conservation Area Local Development Order (LDO), adopted on 2 December 2016, was extended to include the Phase 2 properties, as well as providing continued coverage for properties on Hotel Street and High Street (Phase 1). This LDO has an 18 month term, expiring on 1 June 2018.
- 1.3 The LDO grants planning permission for the works eligible under the Coalville Town Centre Frontage Improvement Scheme, making it easier for property owners to improve their frontages. The LDO also, by granting planning permission, enables those properties that are covered by the LDO but whose owners may not wish to participate in the grant scheme, to

make the improvements that it grants planning permission for. There is no compulsion on any building owner to implement the works that are set out in the LDO. The map in the 'Coalville Conservation Area Local Development Order' (Appendix 1) shows the current scope of the LDO.

- 1.4 The Prince's Foundation's Coalville Regeneration Strategy (2009) set out the importance of making improvements to the shop fronts in Coalville's town centre. The Coalville Shop Front Scheme was launched in July 2015, targeting independent businesses and property owners along Hotel Street and High Street. Small adjustments have been made to the scheme since the launch, meaning that grants between (min.) 50% and (max.) 90% of the cost of eligible works can be awarded. The highest grants are awarded to the proposals delivering the greatest impact, in terms of positive transformation, respect for the building's heritage and influence on the streetscape. The frontages project is now officially known as the Coalville Town Centre Frontage Improvement Scheme.
- 1.5 The Council has committed £745,000 general fund reserves to the Coalville Town Centre Frontage Improvement Scheme. This comprises of the following allocations: £350,000 for properties on Hotel Street and High Street (Phase 1), £300,00 for properties along parts of Ashby Road, Belvoir Road, Marlborough Square and Jackson Street (Phase 2), and £95,000 for The Emporium in Marlborough Square and the former Arriva bus depot on Ashby Road.

2.0 THE PURPOSE AND SCOPE OF RENEWAL OF THE LOCAL DEVELOPMENT ORDER

- 2.1 The renewal of the LDO is intended to encourage affected building owners to invest in their properties, and is specifically designed to support them by removing the need for planning permission to carry out applicable works. The properties covered by the proposed renewal of the LDO are:
 - 10 – 52 High Street (evens only)
 - Stamford and Warrington Hotel to the Constitutional Club
 - 2a – 32 Hotel Street (evens only)
 - 1 – 13 Belvoir Road (odds)
 - 37 – 81 Belvoir Road (odds)
 - 2 Belvoir Road – Monkey Walk Pub (evens)
 - 1 – 9 Ashby Road (odds)
 - 2 – 28 Jackson Street (evens)
 - Lloyds Bank – Hinckley & Rugby Building Society (Jackson Street)
 - Methodist Church – 10 Marlborough Square (evens)
 - 1 – 3a Marlborough Square (odds)
- 2.2 The properties covered by the LDO are all within the Conservation Area.

3.0 THE EFFECT OF THE ORDER

3.1 The LDO will enable, for a period of 18 months from the date of adoption, eligible property owners to carry out some or all of the following works to their properties:

- At ground floor: refurbishment, repair, or replacement of shop fronts, subject to conditions and other limitations that are specified in the LDO; and/or
- At first floor and above: refurbishment, repair or replacement of rainwater goods, brickwork, and windows, subject to conditions and other limitations as stipulated by the LDO

3.2 The conditions include that the works done must comply with the Coalville Frontage Improvement Scheme Design Guide that accompanies the LDO.

3.3 The LDO enables a building owner to carry out some or all of the specified works to the buildings covered by it, regardless of whether they apply to the Council for a grant.

3.4 At the end of the 18 month period, the authority may either revoke the LDO, extend it, or amend it.

4.0 CONSULTATION

4.1 The Council will comply with the consultation requirements, as set out in Article 38 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. Following the expiry of the 28 day consultation period, any and all responses received will be recorded, analysed and assessed to inform the final version of the LDO. The Secretary of State will be accordingly notified within 28 days of adoption of the LDO (with or without amendment, as the case may be).

4.2 The following methods of consultation will be undertaken:

- Site notices to be displayed on street
- Letters to be delivered to each of the properties covered by the LDO
- A notice to be placed in the Leicester Mercury
- Documents to be placed on the Council's web site
- Documents to be placed in the Council Offices for public inspection

5.0 FINANCIAL IMPLICATIONS

5.1 The Statement of Reasons, Press Notice, web site text and notification letters will all need to be reviewed, and updated as necessary. In addition, the renewal of the LDO will require some administrative tasks, such as posting site notices, and addressing consultation responses. This will be absorbed into normal working patterns.

5.2 The continued implementation of the Coalville Town Centre Frontage Improvement Scheme will be accommodated within existing Officer time and budgets or arrangements that are already in place.

5.3 The Press Notice carries a cost of approximately £700.00. That cost will be borne by existing reserves allocated to the Coalville Project.

6.0 RECOMMENDATIONS

- 6.1 It is recommended that Cabinet endorses the renewal of the Coalville Conservation Area Local Development Order, at Appendix 1, for a 28 day period of public consultation.
- 6.2 It is recommended that Cabinet delegates to the Portfolio Holder (Regeneration and Planning) consideration of any responses to consultation.
- 6.3 It is recommended that Cabinet delegates to the Portfolio Holder (Regeneration and Planning) to adopt the Coalville Conservation Area Local Development Order for a period of 18 months from 1 June 2018.