

**NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL**

**CABINET – TUESDAY, 24 SEPTEMBER 2019**

Title of report	<b>EXTENSION OF THE COALVILLE CONSERVATION AREA LOCAL DEVELOPMENT ORDER</b>
Key Decision	a) Financial No b) Community No
Contacts	<p>Councillor Tony Gillard            01530 452930  <a href="mailto:tony.gillard@nwleicestershire.gov.uk">tony.gillard@nwleicestershire.gov.uk</a></p> <p>Strategic Director of Place            01530 454555  <a href="mailto:james.arnold@nwleicestershire.gov.uk">james.arnold@nwleicestershire.gov.uk</a></p> <p>Head of Economic Regeneration            01530 454752  <a href="mailto:mark.fiander@nwleicestershire.gov.uk">mark.fiander@nwleicestershire.gov.uk</a></p>
Purpose of report	<ul style="list-style-type: none"> <li>To request Cabinet approval for a 5 year extension to the Coalville Local Development Order</li> </ul>
Reason for Decision	<ul style="list-style-type: none"> <li>To support the Coalville Project, by making it easier for property owners to undertake specified improvements</li> <li>The Town and Country Planning (Development Management Procedure) (England) Order 2015 provides for the local planning authority to formally adopt the Local Development Order</li> </ul>
Council Priorities	<ul style="list-style-type: none"> <li>Supporting Coalville to be a more vibrant, family-friendly town</li> <li>Support for businesses and helping people into local jobs</li> </ul>
Implications:  Financial/Staff	<p>The consultation will be overseen by officers within the Business Focus and Planning and Development teams. The costs associated with the adoption will be met within existing Business Focus budgets.</p>
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 grant schemes to improve frontages of properties in Coalville town centre.
Equalities Impact Screening	Not applicable
Human Rights	None
Transformational Government	Working with other public and private partners to deliver a better deal for Coalville and maximising investment to build confidence in the town and community.
Comments of Head of Paid Service	Report is satisfactory
Comments of Section 151 Officer	Report is satisfactory
Comments of Deputy Monitoring Officer	Report is satisfactory
Consultees	None
Background papers	<a href="#">Coalville Frontage Improvement Scheme Cabinet report, 5 March 2019</a>
Recommendations	<p><b>THAT CABINET:</b></p> <ol style="list-style-type: none"> <li><b>1. ENDORSES THE DRAFT COALVILLE CONSERVATION AREA LOCAL DEVELOPMENT ORDER, AT APPENDIX 1, FOR A 28 DAY PERIOD OF PUBLIC CONSULTATION</b></li> <li><b>2. ENDORSES THE DRAFT COALVILLE FRONTAGE IMPROVEMENT SCHEME DESIGN GUIDE, AT APPENDIX 2, FOR A 28 DAY PERIOD OF CONSULTATION</b></li> <li><b>3. DELEGATES AUTHORITY TO THE STRATEGIC DIRECTOR OF PLACE IN CONSULTATION WITH THE PORTFOLIO HOLDER (PLANNING AND INFRASTRUCTURE) TO:</b> <ol style="list-style-type: none"> <li><b>a. CONSIDER ANY RESPONSES TO CONSULTATION; AND</b></li> </ol> </li> </ol>

	<b>b. HAVING GIVEN DUE REGARD TO THE CONSULTATION RESPONSES, MAKE RELEVANT AMENDMENTS TO AND ADOPT THE COALVILLE CONSERVATION AREA LOCAL DEVELOPMENT ORDER FOR A PERIOD OF 5 YEARS FROM 1 DECEMBER 2019</b>
--	---

## **1.0 CONTEXT**

- 1.1 The National Planning Policy Framework places an emphasis on encouraging Local Planning Authorities to use Local Development Orders (LDOs) to help set the planning framework for an area and bring forward development, in particular where this would promote economic, social or environmental gains for the area. 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) 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 had an 18 month term, expiring on 1 June 2018.
- 1.3 In March 2018, Cabinet endorsed a proposal to consult on the extended LDO to allow for a further 18 month term. The extended LDO was subsequently adopted by the Planning and Regeneration Portfolio Holder and expires on 30 November 2019.
- 1.4 The LDO was drafted in consultation with the Council's Planning and Development team to allow flexibility in delivering the Coalville Frontage Improvement scheme whilst protecting heritage assets. The draft LDO will grant planning permission for the works eligible under the Coalville Frontage Improvement Scheme which was relaunched in July 2019, 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 Statement of Reasons' (Appendix 3) shows the scope of the proposed LDO.
- 1.5 The aim of the Frontage Improvement Scheme is to ensure that long term sustainable and architecturally sympathetic repair and renovation takes place along parts of Hotel Street, High Street, Belvoir Road, Marlborough Square, Jackson Street and Ashby Road. Please see the map at Appendix 4 which shows the geographical extent of the Frontage Improvement Scheme. During 2018, the scheme was paused to conduct a midpoint review. In July 2019, the Coalville Frontage Improvement Scheme was relaunched, with Simon Foote Architects

having been appointed by the council to support applicants to develop and oversee frontage projects thorough to completion.

- 1.6 To date, the Council has committed £650,000 general fund reserves to the Coalville Frontage Improvement Scheme. This comprises of an initial allocation of £350,000 for properties on Hotel Street and High Street (Phase 1) and a subsequent contribution of £300,000 into the scheme that saw the area of eligibility increase to include properties on parts of Belvoir Road, Marlborough Square, Jackson Street and Ashby Road (Phase 2).
- 1.7 A further £94,723 has been allocated via the Coalville project, to support frontage improvement works to the Emporium in Marlborough Square and the former Arriva bus depot on Ashby Road, increasing the total scheme pot to £744,723.
- 1.8 £345,207 of the scheme pot has been committed to grant approvals and £399,515 remains for further grant applications.
- 1.9 In July 2019, the Council submitted an expression of interest to Historic England for funding to establish a High Streets Heritage Action Zone (HSHAZ) in Coalville. The boundary of the proposed HSHAZ takes in Marlborough Square and the surrounding area. If successful, the HSHAZ would provide grant funding to the Council for eligible property owners to apply to for building repairs and reinstatement of architectural features.
- 1.10 There are a limited number of shop frontages within the proposed HSHAZ boundary that are outside the scope of the last adopted LDO. These are 1a Owen Street, Lombard House, Stafford House, Exchange Buildings, 28 Belvoir Road, and 83 Belvoir Road. Therefore, these properties have been added to the proposed extension to the LDO.

## **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 listed below:

- 10 – 52 High Street (evens only)
- 74 High Street (even only)
- 2a – 32 Hotel Street (evens only)
- 1 – 13 Belvoir Road (odds)
- 37 – 43 Belvoir Road (odds)
- 49 – 59 Belvoir Road (odds)
- 69 – 83 Belvoir Road (odds)

- 2 Belvoir Road – 18 Belvoir Road (evens)
- 22A Belvoir Road – Regent Buildings (evens)
- Lombard House – Stafford House, Belvoir Road
- Exchange Buildings – 28 Belvoir Road (evens)
- 1a Owen Street (odd)
- 1 – 9 Ashby Road (odds)
- 2– 16 Jackson Street (evens)
- 1 Margaret Street (odd)
- 7– 10 Marlborough Square
- 2–3a Marlborough Square

2.2 The properties covered by the proposed LDO are all within the Conservation Area.

### **3.0 THE EFFECT OF THE ORDER**

3.1 The LDO will enable, for a period of 5 years 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. The design guide provides guidance about good shop fronts, and includes a sequence of questions in respect of compliance with 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 5 year period the LDO will expire. The authority may either revoke the LDO, extend it, or amend it.

3.5 During the 5 year period, the authority may revoke the LDO, or modify it at any time.

3.6 LDOs can grant permission for development indefinitely or for a time limited period. It is deemed appropriate to set a 5 year term for the proposed LDO to provide

flexibility to the Coalville Frontage Improvement Scheme and also to reduce administration costs.

#### **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 further 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, addressed to owners and tenants
- A notice to be placed in the Leicester Mercury
- Documents to be placed on the Council's website
- Documents to be placed in the Council Offices for public inspection
- Letters to relevant voluntary and business bodies

4.3 The Coalville Frontage Improvement Scheme Design Guide will also be consulted on for a period of 28 days, at the same time as the consultation on the LDO.

#### **5.0 FINANCIAL IMPLICATIONS**

5.1 The press notice, website 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 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. That cost will be borne by existing reserves allocated to the Coalville Frontage Improvement Scheme.

## **Appendices**

### **Appendix 1**

Draft Coalville Conservation Area Local Development Order – September 2019

### **Appendix 2**

Draft Coalville Frontage Improvement Scheme Design Guide – September 2019

### **Appendix 3**

Coalville Conservation Area Local Development Order Statement of Reasons – September 2019

### **Appendix 4**

Extent of the Coalville Frontage Improvement Scheme