

Title of Report	EXTENSION OF THE COALVILLE CONSERVATION LOCAL DEVELOPMENT ORDER	
Presented by	Councillor Tony Gillard Business and Regeneration Portfolio Holder PH Briefed <input checked="" type="checkbox"/>	
Background Papers	Coalville Frontage Improvement Scheme Cabinet report, 5 March 2019 Extension of the Coalville conservation area local development order Cabinet report, 24 September 2019	Public Report: Yes
		Key Decision: No
Financial Implications	The costs associated with extending the Local Development Order as well as the costs to deliver the final three projects will be met from existing approved Council budgets held in earmarked reserves.	
	Signed off by the Section 151 Officer: Yes	
Legal Implications	The extension of the Local Development Order will ensure that any works undertaken through the Coalville Frontage Improvement Scheme will be compliant within permitted planning legislation.	
	Signed off by the Monitoring Officer: Yes	
Staffing and Corporate Implications	The administrative process required to extend the Local Development Order will be overseen by existing officer capacity with the Economic Regeneration Service.	
	Furthermore, the delivery of the final three frontage Improvement projects will be managed by the Economic Regeneration Service.	
Signed off by the Head of Paid Service: Yes		
Purpose of Report	To request Cabinet approval for a 12-month extension to the Coalville Local Development Order	
Reason for Decision	To support the conclusion of the Coalville Frontage Improvement Scheme, by making it easier for property owners to undertake specified improvements.	
	The Town and Country Planning (Development Management Procedure) (England) Order 2015 provides for the local	

	planning authority to formally adopt the Local Development Order.
Recommendations	<p>THAT CABINET:</p> <ol style="list-style-type: none"> 1. ENDORSES THE DRAFT COALVILLE CONSERVATION AREA LOCAL DEVELOPMENT ORDER, AT APPENDIX 1, FOR A 28 DAY PERIOD OF PUBLIC CONSULTATION 2. ENDORSES THE DRAFT COALVILLE FRONTAGE IMPROVEMENT SCHEME DESIGN GUIDE, AT APPENDIX 2, FOR A 28 DAY PERIOD OF CONSULTATION 3. DELEGATES TO THE STRATEGIC DIRECTOR FOR PLACE , IN CONSULTATION WITH THE PORTFOLIO HOLDER FOR BUSINESS AND REGENERATION, CONSIDERATION OF ANY RESPONSES TO CONSULTATION 4. DELEGATES TO THE STRATEGIC DIRECTOR FOR PLACE, IN CONSULTATION WITH THE PORTFOLIO HOLDER FOR BUSINESS AND REGENERATION, (SUBJECT TO CONSIDERATION OF THE CONSULTATION RESPONSES) TO ADOPT THE EXTENSION OF THE COALVILLE CONSERVATION AREA LOCAL DEVELOPMENT ORDER FOR A PERIOD OF ONE YEAR EXPIRING ON 31 JANUARY 2026

1.0 BACKGROUND

- 1.1 The first Coalville Conservation Area Local Development Order (LDO) was adopted by Cabinet on 21 July 2015 and subsequently expanded and renewed by Cabinet again in July 2016, March 2018 and then extended in September 2019.
- 1.2 This most recent LDO ran for approximately five years before it expired on 30 November 2024.
- 1.3 The LDO grants planning permission for the works eligible under the Coalville Frontage Improvement Scheme, making it easier for eligible 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.
- 1.4 The aim of the Frontage Improvement Scheme is to ensure that long term sustainable and architecturally sympathetic repair and renovation takes place to eligible properties within Coalville Town Centre.
- 1.5 The Frontage Improvement Scheme has closed to new applications. However, three project applications that were accepted prior to the scheme closing in 2019 remain in progress:

- 44 High Street, Coalville (Fast Cash)
- 32 High Street, Coalville (Bolstridge)
- Unit 3, 7 Marlborough Square, Coalville (Metro Stores)

1.6 These final three projects were delayed at the request of North West Leicestershire District Council to allow for officer capacity to be refocused to undertake the required work for the Marlborough Square public realm improvements.

1.7 Extending the LDO will allow for the final three outstanding frontage improvement projects to be completed.

2.0 THE PURPOSE AND 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.

2.2 In addition to the three targeted properties listed in 1.5, the area and properties covered by the proposed renewal of the LDO are listed in the 'Coalville Conservation Area Local Development Order Statement of Reasons' (Appendix 3).

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

3.0 THE EFFECT OF THE ORDER

3.1 The LDO will enable, for a period of 12 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. 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 During the 12-month period, the authority may revoke the LDO or modify it at any time.

3.5 At the end of the 12-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 the statutory notification process 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's Customer Centre 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.

4.4 Following the conclusion of the consultation undertaken for the statutory notification process, the Director of Place, in consultation with the Portfolio Holder for Business will review all representations made. This report seeks delegation for the adoption of the LDO.

4.5 The Director may choose to return the LDO adoption request to Cabinet subject to the responses received through the consultation.

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 executed using existing Economic Regeneration resources.

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 £1,000. That cost will be borne by existing reserves allocated to the Coalville Frontage Improvement Scheme.

Policies and other considerations, as appropriate	
Council Priorities:	- Planning and regeneration - Clean, green and Zero Carbon
Policy Considerations:	There are no policy considerations to be made.
Safeguarding:	There are no safeguarding considerations to be made.
Equalities/Diversity:	There are no equalities/diversity considerations to be made.
Customer Impact:	Set out in report.
Economic and Social Impact:	Set out in report.

Environment, Climate Change and Zero Carbon:	Set out in report.
Consultation/Community/Tenant Engagement:	Set out in report
Risks:	Should the Local Development Order extension not be permitted the remaining frontage applications would need to apply for planning permission to undertake the planned frontage works. This would incur planning fees and potentially delay the project delivery. This could act as a barrier to applicants completing their projects.
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