

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

CABINET – 21 JULY 2015

Title of report	HOTEL STREET / HIGH STREET, COALVILLE, LOCAL DEVELOPMENT ORDER
Key Decision	a) Financial No b) Community No
Contacts	Councillor Trevor Pendleton 01509 569746 trevor.pendleton@nwleicestershire.gov.uk Director of Services 01530 454555 steve.bambrick@nwleicestershire.gov.uk Head of Planning & Regeneration 01530 454782 jim.newton@nwleicestershire.gov.uk
Purpose of report	To consider the responses to the Hotel Street/ High Street, Coalville Local Development Oder consultation, and to formally adopt the Order without modification
Reason for Decision	The Town and Country Planning (Development Management Procedure) (England) Order 2015 provides for the local planning authority to formally adopt the Local Development Order
Council Priorities	Business and Jobs
Implications:	
Financial/Staff	The Order will grant planning permission for specific work to specified buildings. It therefore avoids the need for Planning staff to process applications
Link to relevant CAT	None
Risk Management	The Order removes a risk that permission may be refused for specified works, and therefore encourages property owners to participate in the shopfronts improvement scheme.
Equalities Impact Screening	Not applicable
Human Rights	Not applicable

Transformational Government	The removal of red tape to encourage regeneration
Comments of Head of Paid Service	Report is satisfactory
Comments of Deputy Section 151 Officer	Report is satisfactory
Comments of Monitoring Officer	Report is satisfactory
Consultees	Public consultation in accordance with the regulations
Background papers	Coalville Shopfront Improvement Scheme Design Guide Hotel Street and High Street, Coalville Local Development Order Statement of Reasons
Recommendations	<ol style="list-style-type: none"> 1. THAT CABINET CONSIDERS THE RESPONSES TO THE CONSULTATION 2. THAT CABINET ADOPTS THE HOTEL STREET AND HIGH STREET, COALVILLE LOCAL DEVELOPMENT ORDER WITHOUT MODIFICATION

1.0 THE PURPOSE AND SCOPE OF THE ORDER

1.1 The Order is intended to encourage affected building owners to invest in their properties, and was specifically designed to support the Council's Shopfronts Improvement Programme by removing the need for planning permission to carry out applicable works. The properties covered by the Order are

- 10 – 52 High Street (evens only);
- Stamford and Warrington Hotel to the Constitutional Club; and
- 2a – 32 Hotel Street (evens only)

2.0 CONSULTATION UNDERTAKEN

2.1 A public consultation about the Hotel Street / High Street, Coalville Local Development Order ran from 29 April to 27 May 2015. In accordance with the applicable regulations, the following methods of consultation were used:

- Three site notices were placed on street (one outside number 32 Hotel Street, one outside the library opposite number 10 High Street, and one outside the Stamford and Warrington Hotel);

- Letters were delivered to each of the properties covered by the Order;
- A notice was placed in the Leicester Mercury;
- Documents were placed on the Council's web site; and
- Documents were placed in the Council Offices for public inspection

2.2 Two responses were received to the consultation, both by email and both seeking clarification about whether the Order would compel building owners to carry out the works specified by it. Responses were sent by email confirming that the Order enables some or all of the specified works to be carried out without the need for planning permission, and reassuring people that it does not require any works to be done.

3.0 THE EFFECT OF THE ORDER

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

- At ground floor: repair, refurbishment or replacement of shop fronts, subject to conditions and other limitations that are specified in the Order; 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 Order

3.2 The conditions include that the works done must comply with the design guide that accompanies the Order.

3.3 The Order 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 Order, extend it, or amend it.