

**NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL**

**CABINET – 20 SEPTEMBER 2016**

Title of report	<b>EXTENDING AND EXPANDING THE COALVILLE SHOP FRONT IMPROVEMENT GRANT SCHEME LOCAL DEVELOPMENT ORDER</b>
Key Decision	a) Financial No b) Community No
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Purpose of report	To extend and expand the Local Development Order that is supporting the current and next phase of the Coalville shop front improvement scheme
Reason for Decision	To support the Building Confidence in Coalville programme, 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
Council Priorities	Building Confidence in Coalville Business and Jobs
Implications:  Financial/Staff	  The Order will grant planning permission for specific work to specified buildings.
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	None
Background papers	<a href="#">Building Confidence in Coalville report to Cabinet on 26 July 2016</a> <a href="#">Hotel Street / High Street Local Development Order report to Cabinet 21 July 2015</a>
Recommendations	<p><b>THAT CABINET:</b></p> <ol style="list-style-type: none"> <li><b>1. APPROVES THE EXTENSION AND EXPANSION OF THE LOCAL DEVELOPMENT ORDER (LDO) AT APPENDIX 1 TO THIS REPORT, THAT IS SUPPORTING THE COALVILLE SHOP FRONT IMPROVEMENT GRANT SCHEME;</b></li> <li><b>2. RESOLVES THAT THE REVISED LDO BE SUBJECT TO A SIX WEEK PUBLIC CONSULTATION FOLLOWING THE END OF THE CALL-IN PERIOD; AND</b></li> <li><b>3. DELEGATES AUTHORITY TO THE DIRECTOR OF SERVICES, IN CONSULTATION WITH THE REGENERATION AND PLANNING PORTFOLIO HOLDER, TO ADOPT THE LDO WITH OR WITHOUT MODIFICATIONS AT THE END OF THE CONSULTATION PERIOD</b></li> </ol>

## **1. BACKGROUND**

- 1.1 The Hotel Street and High Street Local Development Order was adopted on 21 July 2015, and runs for an 18 month period. It was instigated to assist the delivery of the Shopfronts Improvement programme, which is currently spending £225,000 to support the re-instatement and improvement of shopfronts.
- 1.2 The LDO grants planning permission for the works that the improvement programme promotes, making it easier for property owners to improve their shopfronts. The LDO also, by granting planning permission, enables those properties that are covered by the Order, 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 works that are set out in the LDO.
- 1.3 Cabinet approved an additional sum of £300,000 on 26 July 2016, in order that the Shopfront Improvement programme could be extended into Belvoir Road and Marlborough Square. The 26 July 2016 report set out the benefits of extending the scheme and this report is the legal planning process to enable that extension. The map at Appendix 1 shows the proposed extended scope of the LDO in green and red.
- 1.4 The proposed extension of the LDO has been carefully considered by Business Focus, the Head of Economic Development and the Head of Planning And Regeneration.
- 1.5 It is intended that the revised LDO will be subject to a statutory consultation period following the end of the call-in period, after which it will be formally adopted and come into force

## **2. RESOURCE REQUIREMENTS**

- 2.1 The Order itself, Statement of Reasons, Press Notice, web site text, and notification letters will all need to be updated. In addition, the amendment to the Order will require some administrative tasks, such as posting site notices, addressing consultation responses and reporting to Cabinet. This will be absorbed into normal working patterns.
- 2.2 The Press Notice carries a cost of up to £1,000. That cost will be borne by the Coalville Project.

1. Appendix 1  
Proposed boundary of Coalville frontages grants scheme

