



Full Council	Tuesday, 02 October 2018	Matter for Decision
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Report Title:

Draft Conservation Areas Supplementary Planning Document

Report Author(s):

Jamie Carr (Planning Policy Team Leader)

Purpose of Report:	The Draft Conservation Areas Supplementary Planning Document (SPD) is an update to the existing Conservation Areas SPD that was adopted by the Council in 2008. The update has been produced as all nine Conservation Areas within the Borough have been re-appraised in the form of updated Conservation Area Appraisals. The updated SPD takes account of the appraisals undertaken for each Conservation Area. Prior to the adoption of any Supplementary Planning Document, the Council is required to undertake public consultation. This report seeks Council approval for a 6 week public consultation on the Conservation Areas SPD.
Report Summary:	The Draft Conservation Areas Supplementary Planning Document (SPD) is a planning policy document that focuses on enhancing and managing each of the nine Conservation Areas situated within the Borough of Oadby and Wigston. The document highlights the important role that Conservation Areas play within the Borough and stresses why they should remain and be enhanced at every opportunity. The document supplements planning policies contained within the Council's Local Plan.
Recommendation(s):	That Council approves the draft Conservation Areas Supplementary Planning Document for the purpose of a 6 week public consultation due to commence on Monday 8 October 2018.
Responsible Strategic Director, Head of Service and Officer Contact(s):	<p>Stephen Hinds (Director of Finance & Transformation) (0116) 257 2681 stephen.hinds@oadby-wigston.gov.uk</p> <p>Adrian Thorpe (Head of Planning, Development and Regeneration) (0116) 257 2645 adrian.thorpe@oadby-wigston.gov.uk</p> <p>Jamie Carr (Planning Policy Team Leader) (0116) 257 2652 jamie.carr@oadby-wigston.gov.uk</p>
Corporate Priorities:	An Inclusive and Engaged Borough (CP1) Green & Safe Places (CP4) Wellbeing for All (CP5)
Vision and Values:	"A Strong Borough Together" (Vision) Innovation (V4)
Report Implications:-	

Legal:	Up-to-date Supplementary Planning Documents help to ensure effective and appropriate planning decisions are taken.
Financial:	There are no implications directly arising from this report.
Corporate Risk Management:	No corporate risk(s) identified.
Equalities and Equalities Assessment (EA):	There are no implications arising from this report. Initial EA Screening (See Appendices)
Human Rights:	There are no implications arising from this report.
Health and Safety:	There are no implications arising from this report.
Statutory Officers' Comments:-	
Head of Paid Service:	The report is satisfactory.
Chief Finance Officer:	The report is satisfactory.
Deputy Monitoring Officer:	The report is satisfactory.
Consultees:	None so far, however this report is seeking approval to consult with the public and other key stakeholders.
Background Papers:	Conservation Area Appraisals and Development Control Guidance
Appendices:	<ol style="list-style-type: none"> 1. Draft Conservation Areas Supplementary Planning Document 2. Initial EA Screening Assessment

1. Information

- 1.1 The Draft Conservation Areas Supplementary Planning Document (SPD) is an update to the existing Conservation Areas SPD that was adopted by the Council in 2008. The update has been produced as all nine Conservation Areas within the Borough have been re-appraised in the form of updated Conservation Area Appraisals. The updated SPD takes account of the appraisals undertaken for each Conservation Area. The nine conservation areas that the SPD relates to are;

- All Saints Conservation Area
- London Road and Saint Peters Church Conservation Area
- Midland Cottages Conservation Area
- North Memorial Homes and Framework Knitters Cottages Conservation Area
- Oadby Court Conservation Area
- Oadby Hill Top Conservation Area
- South Wigston Conservation Area
- Spa Lane Conservation Area
- The Lanes Conservation Area

- 1.2 When undertaking the update to the Conservation Areas SPD, the designation of the existing Conservation Areas was considered against the definition as set out in the NPPF;

'An area which has been designated because of its architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'

- 1.3 It was considered that each of the existing Conservation Areas satisfied their status against

the definition and that their designation as Conservation Areas should remain and that they should be managed effectively and enhanced at every available opportunity. Further information relating to Conservation Area management and enhancement is contained within the Conservation Areas SPD which is contained in Appendix 1 to this report.

- 1.4 Conservation Area designation increases the Council's controls against inappropriate development proposals. Any planning application is judged by its impact on the character and appearance of the designated area. It also provides greater controls over the demolition of buildings and structures, whilst the rights which owners have to carry out works to their properties without planning permission (known as 'permitted development rights') are reduced or can be taken away. Stricter controls are also exercised over the design of new buildings.
- 1.5 The Conservation Area Appraisals, including Development Control Guidance, have been updated for each of the Borough's nine Conservation Areas. The drafted appraisals have been used to inform the update to the Conservation Areas SPD.
- 1.6 The Conservation Areas SPD contains supplemental policy and guidance to that set out within the Council's Local Plan and ensures that planning decision makers can make informed decisions on any planning application that proposes development or change affecting Conservation Areas within the Borough area.
- 1.7 Note, the revised Conservation Area SPD does not take account of the Grand Union Canal conservation area, as that conservation is managed by Leicestershire County Council.

2. Next Steps

- 2.1 The Council is required to publish the Draft Conservation Area Supplementary Planning Document for public consultation for a period of not less than 6 weeks. Therefore this report seeks Council approval to carry out a public consultation from the week commencing Monday 8 October 2018 for a 6 week period.
- 2.2 Once the SPD has been subject to public consultation, any representations that have been received will be taken account of and factored into a final version of the Conservation Areas SPD, as necessary. The final version will then be submitted for approval at Full Council on 16 April 2019.