

Subject: Conversion and Re-use of Existing Buildings in the Countryside Supplementary Planning Document (SPD) & Sustainability Appraisal

Status: For Publication

Report to: Cabinet

Date: 22nd July 2009

Report of: Planning Manager

Portfolio

Holder: Regeneration

Key Decision: Yes

Forward Plan General Exception Special Urgency

1. PURPOSE OF REPORT

- 1.1. This report seeks Cabinet approval of the draft Conversion and Re-use of Existing Buildings in the Countryside Supplementary Planning Document (SPD) and Sustainability Appraisal for the purposes of consultation.
- 1.2. It is proposed that the draft SPD and associated documents be subject to public consultation during the period from 23rd July to 3rd September 2009.

2. CORPORATE PRIORITIES

- 2.1 The matters discussed in this report impact directly on the following corporate priorities:-
- Delivering quality Services to our customers
 - Delivering regeneration across the Borough
 - Encouraging healthy and respectful communities
 - Keeping our Borough clean, green and safe
 - Promoting the Borough
 - Providing value for money services

3. RISK ASSESSMENT IMPLICATIONS

- 3.1 All the issues raised and the recommendation(s) in this report involve risk considerations as set out below:
- The SPD for the Conversion and Re-use of Existing Buildings in the Countryside will be a significant material consideration in the determining of planning applications and appeals. It will also be conducive to a

transparent and efficient planning process. To not adopt the SPD may result in the continued submission of insensitively designed proposals and the submission applications to re-use buildings in the countryside that are ill-suited to conversion.

4. BACKGROUND AND OPTIONS

- 4.1 The Council generally supports the re-use of buildings in the countryside. However, poorly designed conversions and proposals which involve the substantial re-build of structures can have a negative impact on the original building and the surrounding area.
- 4.2 The SPD will be aimed principally at applicants, their architects, agents and all others involved in the preparation and submission of planning applications for the re-use and conversion of buildings in the countryside. Having this guidance available from the preliminary pre-application discussions through to the final determination of an application will enable officers to process and determine applications more effectively.
- 4.3 In addition and more importantly, applicants, architects and others involved in preparing and submitting applications for the re-use and conversion of buildings in the countryside will be able to see clearly the Councils policies on the conversion and re-use of buildings in the countryside, which will save all parties time, money and effort in the long run and make the planning process within the Council more effective.

COMMENTS FROM STATUTORY OFFICERS:

5. SECTION 151 OFFICER

- 5.1 There are no material adverse budget implications for Council arising from the report.

6. MONITORING OFFICER

- 6.1 The consultation on this Supplementary Planning Document will ensure that our customers are aware of the Councils approach to the re-use of buildings in the countryside and will enable the Council to adopt a sound and well informed planning policy document for development control purposes.

7. HEAD OF PEOPLE AND POLICY (ON BEHALF OF THE HEAD OF PAID SERVICE)

- 7.1 No resource implications.

8. CONCLUSION

- 8.1 The proposed SPD will provide a useful tool for those involved in the planning, design and assessment of proposals for the conversion and re-use of existing buildings in the countryside.
- 8.2 The draft SPD and Sustainability Appraisal should be approved for public consultation to enable key stakeholders and local residents to provide comments on the draft document.

9. RECOMMENDATION(S)

- 9.1 It is recommended that Cabinet approve the draft of Conversion and Re-use of Buildings in the Countryside SPD for the purposes of consultation and that the proposed consultation arrangements be approved.

10. CONSULTATION CARRIED OUT

- 10.1 It is proposed that the draft SPD and Sustainability Appraisal will be the subject of a six-week period of public consultation from 23rd July to 3rd September 2009.
- 10.2 Statutory notice of the consultation will be published in a local newspaper.
- 10.3 Copies of the documents will be available for inspection at Emerson House, at the Civic Centre and in Public Libraries.
- 10.4 Interested parties would be able to freely download the document from the Council's website.
- 10.5 Letters would be sent to a range of statutory consultees inviting comment.
- 10.6 All comments received by 5.00 pm on 3rd September 2009 will be assessed. A report will be prepared detailing, in respect of each comment received, changes made to the document, or reasons why no changes are proposed.

11. COMMUNITY IMPACT ASSESSMENT

- Is a Community Impact Assessment required No
- Is a Community Impact Assessment attached No

12. BIODIVERSITY IMPACT ASSESSMENT

- Is a Biodiversity Impact Assessment required Yes
- Is a Biodiversity Impact Assessment attached Yes

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Background Papers	
Document	Place of Inspection
None	