

Subject: Adoption of Supplementary Planning Document (SPD) – Conversion and Re-use of Buildings in the Countryside

Status: For Publication

Report to: Policy Overview and Scrutiny

Date: 23rd February 2010

Report of: Planning Manager

Portfolio

Holder: Regeneration

Key Decision: Yes / No

Forward Plan General Exception Special Urgency

1. PURPOSE OF REPORT

1.1 Following a period of consultation on the Draft Supplementary Planning Document (SPD) – Conversion and Re-use of Buildings in the Countryside, amendments have now been made, where appropriate, based on the representations received. Approval is now being sought for Council to adopt this SPD.

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 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 This SPD is intended to provide guidance to 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. The SPD seeks to ensure that works do not result in a substantial rebuild of structures and that conversions are sympathetic to the character and rural setting of the building.
- 4.2 As members will be aware approval was sought from Cabinet (July 2009) to consult on a draft version of this SPD. Following the consultation the Council received 23 representations from statutory bodies (e.g. Natural England, Environment Agency, North West Development Agency), infrastructure providers (e.g. United Utilities), other interested organisations (such as the National Trust, and the Coal Board) as well as planning agents and members of the public.
- 4.3 No significant changes have been made as a result of the representations, but there have been some word changes suggested by Natural England etc. and the inclusion of information (e.g. from the Barn Owls Trust and Secure By Design)
- 4.4 Comments have also been received on the Sustainability Appraisal, indicating that no changes are required to the policies.
- 4.5 Accompanying this Report is the final draft of the SPD, the Sustainability Appraisal and the Consultation Document, which sets out all the representations that were received during the consultation period and how the Council has responded.

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 Council's 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 HR comments

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 Minor amendments have been incorporated into the SPD as a result of the consultation exercise.

9. RECOMMENDATION(S)

9.1 That Policy Overview and Scrutiny note the information contained in this Report and the accompanying documents.

9.2 That Policy Overview and Scrutiny recommend to Council that all future minor amendments to the Conversions and Re-use of Buildings in the Countryside SPD to be delegated to the Planning Manager in consultation with the Portfolio Holder.

10. CONSULTATION CARRIED OUT

10.1 A six week period of public consultation was undertaken from 7th September to 16th October 2009. Statutory notice of the consultation was published in the Free Press. Copies of the documents were available for inspection at the One Stop Shop and public libraries. The document, and all accompanying information, was available to be downloaded from the Council's website. Letters were also sent out to statutory consultees and other parties who wish to be kept informed of the Local Development Framework.

11. COMMUNITY IMPACT ASSESSMENT

Is a Community Impact Assessment required Yes / **No**

Is a Community Impact Assessment attached Yes / **No**

12. BIODIVERSITY IMPACT ASSESSMENT

Is a Biodiversity Impact Assessment required Yes / **No**

Is a Biodiversity Impact Assessment attached Yes / **No**

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Background Papers	
Document	Place of Inspection
<p>Conversion and Re-use of Buildings in the Countryside SPD</p> <p>Conversion and Re-use of Buildings in the Countryside SPD Sustainability Appraisal</p> <p>Conversion and Re-use of Buildings in the Countryside SPD Consultation Document</p>	<p>All documents are available from the Forward Planning offices, One Stop Shop</p>