

LOCAL DEVELOPMENT FRAMEWORK PANEL MINUTES

3 OCTOBER 2013

Chairman: * Councillor Stephen Greek

Councillors: * Marilyn Ashton * Bill Phillips
* Keith Ferry * Navin Shah
* Thaya Idaikkadar * Simon Williams

* Denotes Member present

RECOMMENDED ITEMS

114. Locally Listed Buildings

The Panel received a report which set out the results of a public consultation over the proposed draft Locally Listed Buildings Supplementary Planning Document.

The Panel firstly received a Deputation from Mr Andy Tillsiter. He explained that he had personal experience in trying to obtain planning permission for his dwelling which was a locally listed building. He had encountered difficulties with applying for planning permission, which he was finally awarded having appealed to the Secretary of State.

He believed that mistakes had been made by officers about the architectural history of the property and the extent of the original form of the house.

Whilst he welcomed the current draft of the Locally Listed Buildings Supplementary Planning Document (SPD), he believed that further work was still required. The current draft had failed to highlight the fact that just because a building is locally listed, this did not mean that the entire building was of architectural interests. The draft needed to make this point clear and

he had provided suggested wording to include in the SPD as contained in the report.

An officer addressed the Panel and made the following comments:

- It would be helpful if the SPD contained a clear statement in the introduction on the legal implications of locally listed buildings;
- the aims and objectives of the SPD could be set out more clearly;
- the list of locally listed buildings within the borough should be contained as an appendix to the SPD.

Members of the Panel then made the following comments:

- it was important to ensure that the SPD gave clear guidance to the public in relation to locally listed buildings. The SPD had to be more clear;
- the points raised in the deputation were correct and it was important that the SPD was used to support members of the public rather than be adversarial;
- the list of locally listed buildings contained within the SPD was a good suggestion;
- the SPD had been produced to inform people inhabiting locally listed buildings on what they should be considering. It was originally intended that this would be circulated to all relevant inhabitants;
- the SPD already made it clear what a locally listed building was and details regarding planning permission;
- whilst the document did contain all the relevant information it still had to be drafted in a manner which was clear for members of the public to interpret.

The Chair concluded the debate and commented that there was a consensus that the issues raised in the deputation had to be taken into account in the SPD. It was important that consideration be given to this in addition to looking at ways to make the SPD more clear and including a list of locally listed buildings. In light of that he proposed that changes be made to the SPD in consultation with him as the Chair and the nominated Members before submitting to Cabinet for approval.

RESOLVED: That changes be made to the Locally Listed Buildings SPD in consultation with the Chair and nominated Members prior to submission to Cabinet for approval.