

Meeting of the Cabinet – 26th October 2017

Report of the Strategic Director Place

Adoption of the Householder Local Development Order (LDO)

Purpose

1. To update Members on the amendments to the Householder Local Development Order (LDO) following adoption at the previous meeting of the Cabinet.

Recommendations

2. It is recommended that:-
 - Members note the changes to the design code, application form and website.

Background

3. Cabinet moved to adopt the Householder Local Development Order (LDO) on the 13th September 2017 subject to several minor additions/amendments.

The design guide has now been updated to include the following:

- Wording updated to state that applicants **MUST** discuss the proposals with their neighbours.
- Application form updated with a declaration that the scheme has been discussed with neighbours.
- Canals, Tunnels and Reservoirs informative added.
- Link to Seven Trent website added to the document on how to proceed if the applicant has to build over a main sewer.
- Website updated to reinforce need for Building Regulations

The Canals and Rivers Trust informative was added following discussions with senior officers and solicitor of the trust. The wording of the informative has been agreed by the Local Planning Authority and the trust and will be added to all decision letters.

Finance

4. The preparation of the document and consultation process was funded from existing budgets and resources dedicated to the production of planning documents.
5. The LDO process if fully utilised would result in the loss of planning application fees in the region of £33,000 per annum, based on an estimate of approximately 380 applications per annum being dealt with through the new process. This is an additional budget pressure which would need to be managed within Planning Services. However the LDO process will also free up officer time to focus on strategic developments and to concentrate on other income generating activity.

Law

6. The legislation that allows Local Planning Authorities to produce an LDO is The Town and Country Planning Act 1990 (as amended) and The Town and Country Planning (Development Management Procedure) (England) Order 2015.

The LDO only comes into effect if it is adopted by resolution of the Local Planning Authority. A copy of the Order, the statement of reasons and any environmental statement must be sent to the Secretary of State.

If the LPA decides to revoke or amend the LDO there will be a risk of compensation payable if a planning application that would previously have been permitted by the LDO is refused or is granted subject to conditions within 12 months following the date of revocation or amendment.

Equality Impact

7. The LDO was prepared in accordance with the Council's policy on Equality and Diversity, ensuring that it provides benefits for adults, children and young people alike, promoting equal opportunities for all.

Human Resources/Transformation

8. The process will simplify the planning process for many of the boroughs residents as well as freeing up officer time to focus on strategic developments and to concentrate on other income generating activity.



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