

## **Report to Portfolio Holder for Growth and Regeneration**

**Subject:** Consultation Draft Shopfront Supplementary Planning Document (SPD)

**Date:** 30<sup>th</sup> January 2025

**Author:** Planning Policy Manager

### **Wards Affected**

All

### **Purpose**

To approve the attached Consultation Draft Shopfront Supplementary Planning Document (SPD) for the purposes of public consultation.

### **Key Decision**

This is not a Key Decision.

### **Recommendation(s)**

**THAT the Portfolio Holder:**

**1) Approves the attached Consultation Draft Shopfront Supplementary Planning Document (SPD) for the purposes of public consultation.**

## **1 Background**

1.1 The Council adopted the Local Planning Document in July 2018 which included Policy LPD 50 (Development within Town and Local Centres), LPD 54 (Development within Small Parades) and LPD 55 (Security Shutters). LPD 50 and 54 refer to the amount of frontage and grouping of different uses within town and local centres and require that proposals are of a high standard of design and do not adversely affect the area. The Council currently has no Supplementary Planning Document (SPD) relating to shopfront standards to support Policy LPD 55.

- 1.2 The NPPF describes securing high-quality design as a core planning principle and encourages high quality design including sensitive and innovative responses to local historic development and urban character.
- 1.3 It is intended to secure high quality shopfront design and set out Gedling Borough Council's policy in relation to the design principles of shopfronts, and a draft SPD is attached at **Appendix A**. The document provides further guidance on policies within the Borough Council's adopted Part 1 and Part 2 Local Plan.
- 1.4 The consultation is intended to seek responses on the proposed draft SPD and will run for four weeks as statutorily required for SPD consultations. Following the consideration of comments and incorporating any necessary changes to the document, the updated SPD will be adopted by Gedling Borough Council and would be a material consideration in determining the acceptability of shopfront designs through future planning applications in Gedling Borough.

## **2 Proposal**

- 2.1 It is proposed that the Portfolio Holder agrees the draft SPD (attached at **Appendix A**) for the purpose of public consultation. The consultation will need to conform to the Town and Country Planning (Local Planning) (England) Regulations (2012), including consulting the general public, statutory consultees, local developers and landowners. It is anticipated that the consultation period will commence on 17<sup>th</sup> February and end on 17<sup>th</sup> March 2025.
- 2.2 Most shopfronts incorporate the same basic design elements despite the diverse range of architectural styles.
- 2.3 The SPD sets out a series of design principles for individual design elements to ensure that shopfronts are not designed in isolation from the architectural composition and style of the building.
- 2.4 When alterations are made to traditional shopfronts of a high quality, original details should not be covered up or altered. Likewise, where traditional shopfronts have had their appearance altered by more recent additions, it will usually be desirable to expose and repair these features.
- 2.5 Where shopfronts have no architectural merit or historic interest, are unattractive, are inappropriate to the building or are beyond feasible repair then replacement will be encouraged. Replacement should provide an opportunity for high quality design to enhance the building and wider area.

- 2.6 The draft SPD also covers the installation of canopies and blinds, security shutters and advertisement and signage, each of which can have a significant impact on the streetscape. Once adopted, having considered the outcome of the consultation, the Council will have a robust and up-to-date policy position in relation to parking standards when determining planning applications.

### **3 Alternative Options**

- 3.1 An alternative option would be to approve the draft SPD as informal planning guidance which could be undertaken without consultation. However, this would result in it having less weight in terms of decision making.
- 3.2 Another alternative option would be to not proceed with adopting the new Shopfront SPD. This would mean relying on existing local plan policies which refer to design in more general terms and so are less able to guide shopfront design.

### **4 Financial Implications**

The cost of preparing and consulting on the draft SPD would be met from existing budgets.

### **5 Legal Implications**

- 5.1 The 2004 Planning and Compensation Act empowers Local Planning Authorities to prepare local plans and supplementary planning documents. The document will be prepared as a supplementary planning document and subject to public consultation and will be given appropriate weight in future decision-making.

### **6 Equalities Implications**

- 6.1 None direct. However, by setting out design standards, this SPD will ensure that new design proposals meet the needs of the users/occupants and achieve a positive result in design quality creating distinctive places.

## **7 Carbon Reduction/Environmental Sustainability Implications**

- 7.1 The document will help to protect the environment by setting out standards in relation to shopfront materials, lighting and signboards.

## **8 Appendices**

**Appendix A:** Consultation Draft Shopfront Supplementary Planning Document (SPD)

**Appendix B:** Equalities Impact Assessment

**Appendix C:** Climate Impact Assessment

## **9 Background Papers**

None

## **10 Reasons for Recommendations**

- 10.1 The reasons for the recommendation are:
- a) To provide a clear document which sets out design requirements for shopfront designs.
  - b) To comply with statutory requirements and to publicise the consultation draft document.