

Report to Cabinet

Subject: Shopfront Supplementary Planning Document (SPD)

Date: 22nd May 2025

Author: Planning Policy Manager

Wards Affected

All

Purpose

The purpose of this paper is to seek Cabinet approval to publish the Shopfront Supplementary Planning Document (SPD).

Key Decision

Yes

Recommendation(s)

THAT Cabinet:

- 1) Adopts the Shopfront Supplementary Planning Document;
- 2) Delegates authority to the Planning Policy Manager to make any minor typographical, formatting or factual amendments to the Shopfront Supplementary Planning Document.

1 Background

- 1.1 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.
- 1.2 The Local Planning Document was adopted in July 2018 and forms part 2 of the Council's Local Plan. The document includes Policy LPD 50 (Development within Town and Local Centres), LPD 54 (Development

within Small Parades) and LPD 55 (Security Shutters). Policies LPD 50 and 54 refer to the amount of frontage and grouping of different uses within town and local centres and also require that proposals are of a high standard of design.

- 1.3 To set out Gedling Borough Council's policy in relation to the design principles of shopfronts, the Shopfront SPD attached at **Appendix 1** provides further guidance on policies within the Borough Council's adopted Part 1 and Part 2 Local Plan.

Consultation

- 1.4 The draft Shopfront SPD was subject to formal public consultation between 17th February and 17th March 2025. Details of the consultation process are set out in the Consultation Statement attached as **Appendix 2**. The document was made available on the Council's website. Paper copies could be viewed at the Civic Centre and all nine libraries within Gedling. Emails were sent directly to statutory consultees and residents who have an interest in Gedling Borough. The consultation was shared more widely on social media and in the town and local centres through posters and flyers.
- 1.5 Comments were received from 8 respondents, and these are summarised in the Report of Responses (attached as an appendix to **Appendix 2**) along with the Council's response and any proposed changes. Comments were received from a range of bodies, including statutory public bodies, government agencies and developers. Once adopted, the SPD will 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 Cabinet agrees to the adoption of the Shopfront Supplementary Planning Document attached at **Appendix 1**. Most shopfronts incorporate the same basic design elements despite the diverse range of architectural styles. The SPD sets out a series of design principles of individual design elements to ensure that shopfronts are not designed in isolation from the architectural composition and style of the building.
- 2.2 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.

- 2.3 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. Replacements should provide an opportunity for high quality design to enhance the building and wider area.
- 2.4 The 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.

3 Alternative Options

- 3.1 An alternative option would be to approve the 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 SPD is being 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 1: Shopfront Supplementary Planning Document (SPD)

Appendix 2: Consultation Statement (including a Report of Responses attached as Appendix A)

9 Background Papers

Background Paper A: Equalities Impact Assessment

Background Paper B: Climate Impact Assessment

10 Reasons for Recommendations

- 10.1 The reasons for the recommendation are:

- a) To provide clear guidance on design requirements for shopfront design.
- b) To comply with statutory requirements and to publicise the approved document.

Statutory Officer approval

Approved by:

Date:

On behalf of the Chief Financial Officer

Approved by:

Date:

On behalf of the Monitoring Officer