

REPORT TO CABINET

REPORT OF: ECONOMIC DEVELOPMENT PORTFOLIO HOLDER

REPORT NO: PLA 748

DATE: 9th March 2009

TITLE:	Revision to Bourne Town Centre Redevelopment Supplementary Planning Guidance	
FORWARD PLAN ITEM:	No	
DATE WHEN FIRST APPEARED IN FORWARD PLAN:	n/a	
KEY DECISION OR POLICY FRAMEWORK PROPOSAL:	n/a	
COUNCIL AIMS/ PORTFOLIO HOLDER NAME AND DESIGNATION:	Cllr Frances Cartwright Economic Development Portfolio	
CORPORATE PRIORITY:	Good for Business	
INITIAL IMPACT ASSESSMENT:	Carried out and appended to the report:	Full impact assessment required:
Equality and Diversity	n/a	
Crime and Disorder	n/a	
Risk	n/a	
Climate Change	n/a	
Health and Safety	n/a	
Data Quality	n/a	
FREEDOM OF INFORMATION ACT:	This report is publicly available via the Local Democracy link on the Council's website: www.southkesteven.gov.uk	
BACKGROUND PAPERS:	Report PLA411 dated 3 rd November 2003	

1. INTRODUCTION

- 1.1 The Bourne Town Centre Redevelopment Supplementary Planning Guidance (SPG) was, following public consultation, adopted at a private Cabinet meeting on the 27th January 2004.
- 1.2 The adopted SPG provides a planning context and principles to guide the comprehensive development of the Bourne core area. Much of it remains appropriate and relevant in bringing forward and securing a scheme for the redevelopment of this area. However, in progressing proposals for this area it has been identified that there are aspects of the adopted SPG that would benefit from revision.
- 1.3 The purpose of this report, therefore, is to seek approval for the proposed revisions to the SPG and for these to be the subject of public consultation prior to the adoption of a revised SPG.

2. RECOMMENDATIONS

2.1 That:

- **Cabinet approves the revisions to the Bourne Town Centre Redevelopment Supplementary Planning Guidance as set out in Appendices A and B for consultation**
- **The revised Bourne Town Centre Redevelopment Supplementary Planning Guidance be published for six weeks public consultation**

3. DETAILS OF REPORT

3.1 Proposed Revisions

- 3.1.1 The aspects of the SPG that would benefit from revision are the extent of the area covered by the SPG and the planning policy context.

Extent of SPG Area

- 3.1.2 There are several residential properties fronting onto Burghley Street that lie outside, but immediately adjoin, the defined SPG boundary. It is proposed that these properties be included within a revised SPG boundary as this would provide flexibility in achieving the comprehensive redevelopment of this area.

- 3.1.3 Additionally, specialist legal advice has confirmed that inclusion of these properties within the SPG boundary would assist in the process of compulsory purchase, should this be required.

3.1.4 There is a small area to the rear of Wake House that it is proposed to exclude from the SPG boundary. This area comprises a lean to building and small area of land which could accommodate two parking spaces. It is proposed to exclude this small area in order to facilitate the full use of Wake House in its present condition. Its exclusion is not considered to prejudice the development opportunities of the area.

3.1.5 The proposed revisions to the SPG boundary are shown on the plan attached as Appendix A to the report. Revisions to the text of the SPG relating to the changes in the SPG boundary are included in Appendix B.

Planning Policy Context

3.1.6 Much of the planning policy context section is now outdated and whilst not critical, it would be beneficial for this section to be revised to reflect the most up to date development plan policies relevant to the SPG.

3.1.7 The proposed revisions to the section of the SPG dealing with planning policy are attached as Appendix B to the report (shown as tracked changes). It should be noted that only extracts from pages 2 to 4 of the original SPG are attached, not the whole document.

3.1.8 There are no other revisions proposed, as the remainder of the adopted SPG continues to provide a sound framework for bringing forward proposals for the redevelopment of this area.

3.1.9 It should be noted that any more substantial revisions to the SPG could not be undertaken without requiring it to be redrafted and published as a Supplementary Planning Document (SPD), which has now replaced SPG, as it would be tantamount to the preparation of a new document.

3.2 Public Consultation and Adoption of Revised SPG

3.2.1 SPG does not form part of the Development Plan but may be taken into account as a material consideration in the determination of planning applications. The weight accorded to the SPG is increased if it has been prepared in consultation with the general public, businesses and other interested parties, their views taken into account before it is finalised and it has been the subject of a Council resolution to adopt.

3.2.2 The nature of the public consultation that should be undertaken in relation to planning policy documents is set out in the Council's

adopted Statement of Community Involvement (SCI). The following will, therefore, be undertaken:

- 6 week period for consultation (the statutory period for consultations on such documents)
- Notification of the proposed SPG revisions to be sent to the owners of the properties/land affected, neighbouring landowners, key stakeholders/partners
- The proposed SPG revisions to be made available for public inspection in the Bourne Area Office, local library and on the Council's website
- Statutory notice in the local press
- Issuing of press release to local media

3.2.3 In undertaking consultation it will be made clear that it is only the proposed revisions to the SPG that are being consulted on, not the whole document, and that representations should be confined to these areas.

3.2.4 Prior to the adoption of the revised SPG, it is necessary for all representations to be considered and the issues that are raised taken into account in finalising the document.

3.2.5 Subject to the number and nature of any representations received, it is anticipated that the representations, together with an officer response to them, will be reported to Cabinet in June at which time Cabinet will be requested to adopt the revised Bourne Town Centre Redevelopment SPG as a material consideration in the determination of planning applications

4. OTHER OPTIONS CONSIDERED AND ASSESSED

- 4.1 Do not revise the SPG - for the reasons set out in section 3.1 of the report, this is not considered to be an appropriate course of action.
- 4.2 Do not undertake consultation – the Council is bound by its adopted SCI to undertake consultation on planning policy documents prior to their adoption. Undertaking public consultation will also minimise the risk of legal challenge to the revised SPG.

6. COMMENTS OF SECTION 151 OFFICER

- 6.1 I have no specific financial comments to make in respect of this report.

7. COMMENTS OF MONITORING OFFICER

- 7.1 The purpose of the report to Cabinet is to consider the revision to the SPG for consultation purposes. It is proposed following consultation, the results of the consultation be reported to Cabinet for consideration and approval of a revised SPG taking into account relevant representations made as a result of the consultation.

8. COMMENTS OF OTHER RELEVANT SERVICE MANAGERS

Comments of Development Control Lead Professional

- 8.1 The adoption of revised Supplementary Planning Guidance will set out the Council's vision for the redevelopment of Bourne Town centre. This policy advice will have great weight in the determination of any planning application. This will provide policy support for Development Control Officers in the discussions/negotiations with potential developers and is welcomed as part of the Development Management Objective set out in the latest government legislation and advice.

9. CONCLUSION

- 9.1 The proposed revisions to the Bourne Town Centre Redevelopment SPG will provide flexibility in achieving the comprehensive redevelopment of the area.

10. CONTACT OFFICER

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Appendix A	Revisions to SPG boundary
Appendix B	Revisions to SPG text