

NORTH SOMERSET COUNCIL DECISION

DECISION OF: COUNCILLOR JAMES TONKIN. THE EXECUTIVE MEMBER FOR PLANNING, BUILDING CONTROL, HIGHWAYS AND TRANSPORT

WITH ADVICE FROM: THE DIRECTOR OF DEVELOPMENT AND ENVIRONMENT.



DECISION NO: 19/20 DE 67

SUBJECT: Shop Front Design Guide

KEY DECISION: NO

BACKGROUND

The Great Weston Conservation Area management plan (adopted 4th December 2018) Sets out an action to develop adopted policy on shop front design.

A shop front design guide has been drafted with the support of policy officers and planning officers.

It is proposed that the draft design guide is put forward for public consultation. With a view to developing the draft into a proposal to adopt at full Council on 24th September 2019.

DECISION: To authorise officers to consult with the public and stakeholders

REASONS:

The adopted Great Weston Conservation Area appraisal and management plan confirms the Council's wish to adopt a shop front design guide.

The guide covers the whole of North Somerset, with a particular focus on Weston.

The guide also covers design guidance for conversion of retail premises to residential use.

The Shop Front design guide will ensure retailers have a good understanding of good design and it will support accessible quality development in Weston and across North Somerset.

The Council has secured £369,000 from Historic England to commence a Shop Front enhancement initiative in Weston-super-Mare. This initiative will provide grants to retailers who wish to enhance the façade of their shop front.

OPTIONS CONSIDERED:

Do nothing: This option was discarded- as it would put at risk funding for shop front enhancement work, which is dependant on the adoption of the shop front design guide

FINANCIAL IMPLICATIONS:

Account Code: 8200
Cost Centre: DED034

Costs: £2,500

cost of design work and printing of the Draft Guide and of holding a public consultation event.

Funding: £2,500 Secured

All costs are covered through a grant from Historic England

LEGAL POWERS AND IMPLICATIONS

none

CONSULTATION

It is requested that the decision is to consult on the draft design guide.

Consultation will include Econsult, a public meeting and meetings with key stakeholders (Civic Society, BID, Federation of Small Businesses, Chamber of Commerce, Town centre partnership, advisory groups, Weston Town Council)

Consult for a period of six weeks from 26th June until 7th August 2019 to allow the opportunity for comments to be made and considered before taking a revised Shop Front design guide to Council for adoption, in September.

RISK MANAGEMENT

There is no risk associated with a decision to consult

EQUALITY IMPLICATIONS

Have you undertaken an Equality Impact Assessment? Yes
a stage 1 EIA has been completed.

CORPORATE IMPLICATIONS

None

BACKGROUND PAPERS

Great Weston Conservation Area Appraisal and management plans

<https://www.n-somerset.gov.uk/wp-content/uploads/2019/01/Great-Weston-Conservation-Area-Management-Guidance.pdf>

Draft Shop Front design guide (illustrations to be added once approval to consult given)


SIGNATORIES:

DECISION MAKER(S):

Signed:  Executive Member for Planning, Building Control, Highways and Transport

Date: 12/6/2019

WITH ADVICE FROM:

Signed:  Assistant Director (Placemaking and Growth) Development and Environment. In accordance with paragraph 1.5 of the Council's constitution (May 2018), officer authorisations and delegations

Date: 10/6/2019

