

APPENDIX I

> Summary of Development Control Guidance

The guidance seeks to ensure that the area continues to thrive, but without prejudicing the key features which define the character and appearance of the area. It builds upon the policies within the adopted Local Plan and, once approved by the Borough Council, will replace the previous Supplementary Planning Guidance for the area. The guidance covers the following topics:

Submission of applications (all areas)

This section sets out what information people will need to include when making planning and other applications in the area. Outline planning applications will generally not be accepted as they do not contain sufficient information by which their impact on the area can be judged.

Demolition (all areas)

This section sets out the strict criteria which apply when considering the demolition of buildings in the Conservation Area and confirms the presumption against the demolition of Listed Buildings or other important local buildings.

Protection of open spaces (All Saints and The Lanes)

This section defines significant urban spaces which will be protected against inappropriate development.

Development of vacant sites (Spa Lane)

This section lists those sites which have the long term potential for enhancing the character of the Conservation Area and provides brief details of the key issues to be considered in any proposals for redevelopment of each site.

The design of new buildings (all areas)

This section sets out the design criteria which will need to be fulfilled before a proposed new building in the area will be acceptable.

Change of use (The Lanes and Spa Lane)

This section sets out the strict criteria by which applications for changing the use of former industrial or commercial buildings will be judged and considers other changes of use such as Living over the Shop' and the establishment of restaurants, cafés/bars & hot food takeaways.

Alterations and extensions (all areas)

This section defines the criteria which need to be met before a proposed extension or alteration of an existing building in the area will be acceptable.

Shopfronts, signage, blinds and security measures (The Lanes)

This section provides guidance on the alteration, restoration and replacement of shopfronts in order to improve the quality of the shopfronts in the Conservation Area. It also sets out the design criteria which will apply when considering new signage (particularly illuminated signs), blinds and canopies, and security measures for commercial properties.

Significant Local Buildings (all areas)

This section proposes using Article 4 Directions to control certain minor works to Significant Local Buildings in the area. These would include painting, cladding or rendering facades, changing windows, doors and roofs and altering boundary walls and fences.

Proposals affecting the setting of the Conservation Area (all areas)

This section seeks to protect the character and appearance of the Conservation Area from inappropriate development on sites outside the Conservation Area boundary.

Important information about The Lanes, All Saints, and Spa Lane Conservation Area Appraisals

All Saints was designated a Conservation Area in 1977, The Lanes in 1981, and Spa Lane in 1989. This leaflet sets out a summary of the Conservation Area Appraisals prepared for these areas and also summarises the contents of the new Development Control Guidance. These documents have been prepared to ensure that the qualities and character of the Conservation Areas can be preserved and enhanced.

> Exhibition details

Your views are important and an exhibition has been arranged to give further information about the Conservation Area Appraisals and Development Control Guidance, to allow you the opportunity to talk to Council staff and to let us have your comments on the documents.

- **Wednesday 19th July 2006**
- **12pm - 8pm**
- **Wigston Magna Methodist Church, Cross Street, Wigston**

There is disabled access to the church.

The exhibition, Conservation Area Appraisals and Development Control Guidance can all be viewed at the Oadby and Wigston Borough Council Offices, Station Road, Wigston, between 11th July and 22nd August. The documents can also be viewed at local libraries, helping hands community trust, or at:

www.oadby-wigston.gov.uk

> What are Conservation Areas?

Conservation Areas are defined as 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'.

> Why have appraisals been prepared?

The Conservation Area Appraisals fulfil Oadby and Wigston Borough Council's duty to 'draw up and publish proposals for the preservation and enhancement' of the areas as required by the Planning (Listed Buildings and Conservation Areas) Act 1990.

> Why is it important?

When a Conservation Area has been designated it increases the Council's controls, with planning applications judged by their impact on the character and appearance of the area.

Greater controls over the demolition of buildings and structures are imposed whilst the rights which owners have to do works to their properties without planning permission (known as 'permitted development rights') are reduced or can be taken away. Stricter controls are also exercised over the design of new buildings, and owners must give the Council six weeks' notice of their intention to carry out works to trees. Planning applications affecting a Conservation Area must be advertised on site and in the local press to give people the opportunity to comment. The appraisal highlights new areas to be included in the Conservation Areas and also takes some areas out of the Conservation Areas.

For more information please contact:

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