

REPORT TO	ON
Planning Committee	13/12/2017

September 2017



TITLE	REPORT OF
Local Lists and Article 4 Directions – Approval for Consultation	Strategic Planning and Housing

Is this report confidential?	No
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1. PURPOSE OF THE REPORT

To seek approval to consult on the Leyland Local List, and for approval to consult on further Local Lists for other areas of the Borough, once prepared. A copy of the Leyland Local List can be found at Appendix 1. In addition, approval is sought for a consultation period on the updated Article 4 Directions for 4 Conservation Areas in the Borough.

2. RECOMMENDATIONS

1. That Members approve the consultation of the Leyland Local List
2. That Members approve the consultation on Local Lists for other areas of the Borough, once prepared.
3. That Members approve the consultation on updated Article 4 Directions, once prepared.

3. CORPORATE PRIORITIES

The report relates to the following corporate priorities

Clean, green and safe	x	Strong and healthy communities	
Strong South Ribble in the heart of prosperous Lancashire		Efficient, effective and exceptional council	

4. BACKGROUND TO THE REPORT

A Local List is a list of heritage assets within the district considered by the public, and council, as having special local architectural, archaeological or historic interest, but that are not statutory listed. The heritage assets included in the Local List are considered to be of significance to the local community and to contribute to the environmental and cultural heritage of the district.

A local heritage asset is a building, structure or man-made landscape of local historic or architectural importance but not covered by statutory legislation.

The term 'Heritage Asset' is described in the [National Planning Policy Framework \(NPPF\)](#) as 'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decision, because of its heritage interest'. Heritage assets include designated heritage assets and assets identified by the local planning authority (including Local Listing).

A Local List was prepared for Penwortham through the Neighbourhood Plan process. A Local List has now been prepared for Leyland, with Lists to be prepared for all areas of the Borough as soon as possible.

5. Material Considerations

Process So Far

South Ribble Borough Council is preparing Local Lists on an area basis for the Borough. A Local List for Penwortham was adopted as part of the Penwortham Neighbourhood Plan, which was adopted in 2016. The Leyland Local List (see Appendix 1) is based on the Leyland My Neighbourhood Area boundary. Further Local Lists will be prepared.

A consultation was carried out via social media during the spring of 2017, to ask local residents to suggest buildings and structures for inclusion on the list. In addition, local historians and the Leyland Historical Society were consulted, as were the Historic Environment Records.

Once all suggestions were collated, anything that was protected by another designation, such as it already being a statutorily listed building or in a conservation area, was removed from the list.

How will Local Listing Affect a Property?

The Local List is advisory only, and does not provide the Council with additional powers. Existing powers are used as far as possible to preserve Locally Listed Buildings, especially when considering applications for planning permission. Most developments - external alterations, extensions and changes of use - need planning permission from the Council and proposals should pay special regard to:

- preserving or restoring features which contribute to their character
- maintaining their scale and proportions
- preserving their setting
- using appropriate materials

This does not mean the building has to be preserved exactly as it is, but that any alterations should be carried out in a sympathetic manner.

Internal alterations and some minor types of external development, especially to houses, do not need planning permission from the Council. If this threatens the character of a Locally Listed Building, however, consideration will be given to making an Article 4 Direction. This removes the automatic right to carry out the development and will require planning permission to be obtained from the Council. Consideration will also be given to the possibility of adding the building to the statutory list and thereby making it subject to more stringent controls.

Article 4 Directions

Currently, Four Conservation Areas in the Borough have an Article 4 Direction, which removes the right for permitted development on buildings, and requires planning permission to be granted from the Council. The Four areas are:

- Church Brow, Walton Le Dale
- Leyland Cross, Leyland
- Rawstone Road, Penwortham
- Walton Green, Walton Le Dale

The current Article 4 Directions are now in need of updating, to reflect newer regulations and guidance. Once the update is done, a consultation period will be carried out with the properties in the Conservation Areas affected.

Next Steps

The draft Local List for Leyland will be subject to a six week consultation period. Following on from this, all responses will be carefully considered and changes made to the draft list where necessary. The List will then be taken to Full Council for adoption.

Local Lists will then be prepared, on an area basis, for the rest of the Borough, and will be subject to the same consultation process as the Leyland Local List.

Article 4 Directions will be updated in consultation with the Legal Services Department, and then will be subject to a consultation period with all affected properties.

6. WIDER IMPLICATIONS AND BACKGROUND DOCUMENTATION

6.1 Comments of the Statutory Finance Officer

There are no financial implications arising from the recommendations in this report. The consultation costs can be met from the Local Plans revenue budget.

6.2 Comments of the Monitoring Officer

What is being authorised by this report is the carrying out of a number of consultation exercises.

Ultimately reports may be taken to full council for the formal adoption of the respective Local Lists.

Other implications:	
▶ Risk	None
▶ Equality & Diversity	None
▶ HR & Organisational Development	None
▶ Property & Asset Management	None
▶ ICT / Technology	None

8. BACKGROUND DOCUMENTS

Appendix A – Leyland Local List

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