
Cabinet Member for Housing and Communities

28 July 2022

Name of Cabinet Member:

Cabinet Member for Housing and Communities – Councillor D Welsh

Director Approving Submission of the report:

Director of Streetscene and Regulatory Services

Ward(s) affected:

All Wards

Title:

Tall Building & View Management Framework SPD Public Consultation

Is this a key decision?

No – Although the matters within the report affect all wards in the city, it is not anticipated that the impact will be significant.

Executive Summary:

This report seeks authority to consult for a six-week period of the draft Tall Building & View Management Framework Supplementary Planning Document (SPD).

SPDs add further detail to the policies in the Local Plan but cannot introduce new policy. They provide additional information and are a material consideration when determining planning applications. This SPD gives developers guidance when considering tall buildings throughout the city, and detailed information regarding the protected views of our three spires.

Following consultation responses will be analysed and taken account of when considering amendments that might be required. The proposed final version will then be submitted to Cabinet for adoption, at which point it will replace the previous version.

Recommendation:

The Cabinet Member is requested to authorise a six-week public consultation on the draft Tall Building & View Management Framework SPD.

List of Appendices included:

Appendix 1 – Draft Tall Building & View Management Framework Guide SPD

Appendix 2 – Strategic Environmental Assessment Screening Report

Appendix 3 – Equalities Impact Assessment

Background papers:

None

Other useful documents

2017 Local Plan

Has it been or will it be considered by Scrutiny?

No

Has it been or will it be considered by any other Council Committee, Advisory Panel or other body?

No

Will this report go to Council?

No

Report title:

Tall Building & View Management Framework Guide SPD Public Consultation

1. Context (or background)

- 1.1. The draft SPD sets out guidance to developers considering tall buildings in the city, and lays out the information required in order for the Local Planning Authority to consider their application.
- 1.2. Furthermore, the SPD provides significant additional detail to policy CC4 of the Area Action Plan (AAP) regarding the protected view cones within the city centre that ensured that valued views of the three spires are retained. This analysis includes work to identify limited areas where development is possible without eroding views.
- 1.3. Regulations 11 to 16 of The Town and Country Planning (Local Planning) (England) Regulations 2012 set out the requirements for producing SPDs. This includes a minimum statutory public consultation period of four weeks: the Council's recently adopted Statement of Community Involvement however sets out a local standard that SPDs should be consulted on for six weeks, therefore this will be adhered to.
- 1.4. It is also a legal requirement, as set out in the Environmental Assessment of Plans and Programmes Regulations 2004 (SEA Regulations), to consider whether or not Strategic Environmental Assessment (SEA) of the SPD should be undertaken. The process for determining whether or not an SEA is required is called screening. This is to determine whether a plan will have significant environmental effects. The screening opinion undertaken is attached at Appendix 2. This concludes that no SEA is needed as the SPD elaborates on existing policy. This screening report must be consulted on so that three statutory bodies (Historic England, Natural England and the Environment Agency) can respond. It makes sense to make the screening report publicly available for comment at the same time as the SPD is being consulted on
- 1.5. Finally, an Equalities Impact Assessment (EIA) has been undertaken, this is attached at Appendix 3 and this will also form part of the public consultation: see also paragraph 6.4 of this report.
- 1.6. Responses will be analysed and the SPD amended accordingly, before submitting to Cabinet for final adoption. In line with the legislation, the Cabinet report will include a statement setting out the details of the consultation, a summary of the main issues raised and how they have been addressed.

2. Options considered and recommended proposal

- 2.1. The Cabinet Member may wish for the Council and applicants to rely on the policies in the Local Plan and Area Action Plan without the additional detail provided in the SPD. However, the draft SPD will help ensure more appropriate applications come forward and allow for quicker and more effective consideration of applications.

- 2.2. The recommendation is to approve the public consultation for the draft Tall Building & View Management Framework SPD for six weeks.

3. Results of consultation undertaken

- 3.1. No formal consultation has taken place. Public involvement is a key element of the proposal.

4. Timetable for implementing this decision

- 4.1. The decision will be implemented immediately.

5. Comments from the Chief Operating Officer (Section 151 Officer) and the Director of Law and Governance

5.1. Financial implications

There are no financial implications associated with this report.

5.2. Legal implications

There are no direct implications as a result of this report. Regulations 11 to 16 of The Town and Country Planning (Local Planning) (England) Regulations 2012 set out the requirements for producing SPDs. The Environmental Assessment of Plans and Programmes Regulations 2004 (SEA Regulations) also require the Council to consider whether or not Strategic Environmental Assessment (SEA) of the SPD should be undertaken

6. Other implications

6.1. How will this contribute to the Council Plan (www.coventry.gov.uk/councilplan/)

Planning policy documents and planning applications help deliver the aims and objectives of the One Coventry Corporate Plan by determining the type and quantum of development needed, where this should be located, areas which should be protected, enhanced or improved and the infrastructure which should be provided. In line with the Corporate Plan, this document focuses upon supporting local communities creating more attractive and better designed residential development.

6.2. How is risk being managed?

There is no risk associated with the recommendations.

6.3. What is the impact on the organisation?

No direct impact

6.4. Equality/ EIA

A full Equality and Impact Assessment (EIA) was undertaken as part of developing the Local Plan. As part of that analysis, the Council had due regard to its public sector equality duty under section 149 of the Equality Act (2010). The Supplementary Planning

Document elaborates on Local Plan policy and so a further EIA has been undertaken (Appendix 3).

6.5. Implications for (or impact on) climate change and the environment

There is no direct impact from the recommendations of the report.

6.6. Implications for partner organisations?

None

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