

Leicester
City Council

CABINET

2nd September 2002

**Supplementary Planning Guidance:
Spinney Hill Park Conservation Area – Character Statement**

Report of the Service Director, Planning & Sustainable Development

1 Purpose of Report

To seek Cabinet approval to adopt the Spinney Hill Park Conservation Area Character Statement as supplementary planning guidance to the City of Leicester Local Plan.

2. Summary

Spinney Hill Park Conservation Area, comprising Spinney Hill Park and the streets enclosing the park – Mere Road, St Saviour's Road, East Park Road and Park Vale Road, was declared a conservation area in 1982. Various environmental improvements have been made since then. However, advice in Planning Policy Guidance 15, Planning & the Historic Environment, focuses attention on the need for local planning authorities to prepare statements which identify the factors which make a conservation area an area of special architectural and historic interest in order to ensure that soundly based decisions are made on planning applications deemed to affect the interest and character of the area. Increasing emphasis is being placed on character appraisals by planning inspectors and statements are to be prepared for each of the City's 23 conservation areas.

A draft character statement for the Spinney Hill Park Conservation Area is attached. This has been the subject of a consultation exercise as described in the "Supporting Information" document.

3 Recommendations

CABINET is recommended to ADOPT the Spinney Hill Park Conservation Area Character Statement as supplementary planning guidance to the City of Leicester Local Plan.

4 Financial Implications

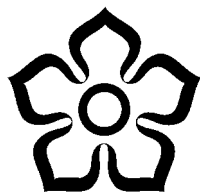
There are no direct financial implications.

5 Report Author/Officer to Contact

David Trubshaw, Building Conservation Officer, Urban Design Group, Extension 7217.

DECISION STATUS

Key Decision	No
Reason	N/A
Appeared in Forward Plan	No
Executive or Council Decision	Executive (Cabinet)



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SUPPORTING INFORMATION

1 Report

This report advises Members of the results of a consultation exercise undertaken in respect of the preparation of the character statement for Spinney Hill Park Conservation Area and to seek Cabinet's approval for the adoption of the attached character statement as supplementary planning guidance to the City of Leicester Local Plan.

FINANCIAL, LEGAL AND OTHER IMPLICATIONS

1. Financial Implications

None

2. Legal Implications

None

3. Other Implications

OTHER IMPLICATIONS	YES/NO	Paragraph References Within Supporting information
Equal Opportunities	Yes	6
Policy	No	
Sustainable and Environmental	Yes	7
Crime and Disorder	No	
Human Rights Act	No	
Elderly/People on Low Income	No	

4. Background Papers - Local Government Act 1972

Spinney Hill Park draft character appraisal, April 2002

City of Leicester Local Plan, 1984

5 Consultations

Ward Councillors

The Conservation Area falls within three wards, Charnwood, Crown Hills and Spinney Hill. Councillor Soulsby welcomed the character statement as a useful and necessary document.

Director of Arts & Leisure – City Archaeologist and Woodlands Officer provided background information.

Conservation Advisory Panel, 30 January 2002

CAP recommended that the draft character statement be endorsed

Residents and interested parties

I have written to all households in the area inviting comments as well as offering copies of the draft statement. An exhibition explaining the purpose of the conservation area and inviting resident's views on the controls which apply was held in Wesley Hall, Hartington Road for two weeks in June and a press release was published in the Leicester Mercury. Interviews were also given to Radio Leicester and MATV.

The exhibition was attended by approximately 25 people. Visitors were invited to complete comments sheets, although only one form has been returned. This requested grant assistance for building repairs and to install upvc windows. Five other residents have contacted me direct. Issues raised were:

- the need for grants for repair of houses;
- trees overhanging Mere Road should be cut back;
- concern about rats and pigeons in Spinney Hill Park;
- loose paving slabs on Mere Road;
- the need for a pelican crossing on Mere Road.

Responses to issues raised

Although it is disappointing that more comments have not been received, the low response rate does suggest that local residents are satisfied with the designation of the area as a conservation area and the extra controls over alterations to properties that exist.

Some of the issues that have been raised are not related directly to the character appraisal but have been forwarded to the relevant sections of the Council. The possibility of offering building repair grants in conservation areas is something that I am considering as part of a bid for resources in forthcoming financial years.

6 Equal Opportunities

The aim of the character statement is to maintain the quality of the environment of the Spinney Hill area to the benefit of all residents.

7 Sustainability and Environmental Implications

The character statement is intended to reinforce the attractiveness of the area as a place to live and thereby encourage the upkeep and use of buildings.

8 Officer to contact

David Trubshaw, Building Conservation Officer, Urban Design Group,
Extension 7217