



Consultation Statement

Draft Supplementary Planning Document: Shop Fronts and Commercial Properties January 2019

REGULATION 12 OF THE TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND) REGULATIONS 2012

1. This statement sets out who was consulted in the preparation of the draft Supplementary Planning Document: Shop Fronts and Commercial Properties, how they were consulted, what issues were raised and how those issues influenced the preparation of the document.

2. Supplementary Planning Documents seek to expand on existing planning policy, to provide detail and depth that may not be possible in a Local Plan. In 2005 the District Council formally adopted the Supplementary Planning Document on Shop Fronts and Commercial Properties Design Guidance, it was updated in November 2012. This has, since that time, sought to provide complementary guidance and advice for owners, occupiers, managers, agents and developers about how Local Plan policies should be applied when considering a planning application for changes to their property. The SPD has operated well since that time, however following the adoption of the Derbyshire Dales Local Plan in December 2017 it can no longer be used as a “material consideration” in the determination of planning applications.

3. To ensure that the Supplementary Planning Document on Shop Fronts and Commercial Properties can continue to be given statutory weight in the determination of planning applications it has been necessary to refresh its contents to reflect changes to the Local Plan policies and legislation. Once adopted it can be used in the determination of planning applications as a “material consideration”.

Consultation: Stage One

4. The revised draft Shop Fronts and Commercial Properties SPD was subject to an internal consultation, in October 2018, with officers from the following teams:

- Development Management team
- Planning Policy team
- Economic Development team

This took the form of email and meetings. No substantive issues were raised.

Consultation Process

5. A six week consultation period will run from 18th January to 1st March 2019. A direct email or letter will be sent to targeted contacts contained on the Council Local Plan consultation database. This includes the statutory consultees, Parish and Town Councils, neighbouring authorities, agents and developers and landowners.

6. In addition, the consultation documents will be available online and in the following locations:

- Derbyshire Dales District Council, Town Hall, Bank Road, Matlock DE4 3NN
- The Arc Leisure Centre, 1 Bakewell Road, Matlock DE4 3AZ
- Matlock Library, Steep Turnpike, Matlock DE4 3DP
- Ashbourne Leisure Centre, Clifton Road, Ashbourne DE6 1DR
- Ashbourne Library, Compton, Ashbourne DE6 1DA
- Wirksworth Leisure Centre, Hannage Way, Wirksworth DE4 4JG
- Wirksworth Library, Town Hall, Wirksworth DE4 4EU

7. People will be invited to submit comments online or in writing to ensure that representations can be registered and considered by the Council. See www.derbyshiredales.gov.uk/ShropfrontsSPD

8. In accordance with the Derbyshire Dales District Council Statement of Community Involvement a press release will be issued regarding the consultation.

9. The main issues raised, response and action required will be included in an updated consultation statement, published at the end of the consultation period. All responses will also be considered under delegated authority, or reported to Members where substantive issues are raised, prior to adoption.

10th January 2018