



Meeting: Planning Board

Date of meeting: 18 November 2010

SUBJECT: Farsley Village Design Statement

This Report is for;			
Discussion Only <input type="checkbox"/>	Information Only <input type="checkbox"/>	Advice/consideration prior to taking a decision or reporting to a Committee <input checked="" type="checkbox"/>	
Decision to be taken by:			
Full Council <input type="checkbox"/>		Corporate Governance and Audit Committee <input type="checkbox"/>	
Executive Board <input type="checkbox"/>		Standards Committee <input type="checkbox"/>	
An Area Committee <input type="checkbox"/>		Member Management Committee <input type="checkbox"/>	
A Regulatory Committee <input type="checkbox"/>		A Director using delegated authority <input checked="" type="checkbox"/>	

1.0 Purpose Of This Report

The purpose of the report is to request that the Farsley Village Design Statement is adopted as Informal Planning Guidance.

2.0 Background Information

The process of writing a Village Design Statement for Farsley began in April 2005 with setting up of the Farsley Village Design Statement Group. The Group oversaw the initial consultation process with the local community and have drafted the document with guidance from wider officers from drawn from a range of relevant service areas across the City Council. The process has involved the following stages:

1. Sending out 4000 multi-choice questionnaires to local residents in order to obtain their views as to the issues the Village Design Statement should consider. Approximately 1000 questionnaires were completed and returned, with the responses being logged and analysed and used to form the basis for drafting the document.
2. 3 public meetings and an open workshop were arranged to discuss the issues with local residents.
3. Local schools were consulted
4. An architect was commissioned to produce a professional character appraisal of the village.
5. The Statement drafted by the FVDS Group with regular meetings arranged to discuss past and future progress.

Relevant sections of the Council together with Local Councilors have been consulted on the document and amendments have been made to reflect these comments. There have been no objections to any section of the document.

English Heritage was also given the opportunity to comment on the document but responded with a no comment.

The Farsley Village Design Statement Group has instructed Duffield Printers to undertake the design, formatting and printing of the document. This process has commenced with the draft document provided with this report being the result of the first stage of this process. If approval is received for adoption of the Village Design Statement by Planning Board, the final printing process can be initiated.

3.0 Main Issues

Approval is sought for the adoption of the Village Design Statement as informal planning guidance.

The document was brought to Planning Board on the 13th August 2010 with a general positive response received from Board Members. However, it was advised that a number of amendments were required to the document together with a period of public consultation. These amendments have been undertaken and are as follows:

1. In 'Recommendations' on page 21, II. has been amended to include *'together with chimney and other roof detailing'*.
2. In 'Recommendations' on page 27 'Where appropriate' has been added to point 5.
3. In 'Recommendations' on page 28, 'traditional shops and services' has been replaced with 'shops and services which provide for people's day to day needs'. This is to reflect wording provided within PPS4.

With regard to public consultation, the document was made available at Farsley Library for a period of 3 weeks for local residents to provide comments. There was widespread support for the document with only a small number of suggested changes mainly relating to small textual amendments. These have been undertaken.

4.0 Implications For Council Policy And Governance

As Informal Planning Guidance the document falls outside of the Local Development Framework and will not form part of the statutory development plan. The document will however be a material consideration in the determination of planning applications.

5.0 Legal And Resource Implications

There are no resource implications regarding the completion of the Village Design Statement. The document makes it clear that the content represents the aspirations of the community and does not directly commit the Council to provide resources to implement recommendations.

6.0 Conclusions

The Farsley Village Design Statement has been written by FVDS group with the involvement of the local community and guidance from Council Officers. Relevant sections of the Council have been consulted and the document amended to reflect comments provided.

7.0 Recommendations

The Chief Planning Officer is requested to approve the adoption of the Farsley VDS as Informal Planning Guidance.

Background Papers

None