

Appendix 1

Other Local Planning Authorities Regulation 7 Directions

- 1.1 There are best practice examples of other local authorities who have undertaken the same procedure.
- 1.2 In June 2013, Newcastle City Council submitted an application to the Secretary of State for the making of a Regulation 7 Direction to control the display of Letting Boards, within the prime student areas of Newcastle including the areas of Jesmond, Gosforth, Heaton, Ouseburn and Wingove.
- 1.3 The Secretary of State duly made the Regulation 7 Direction in September 2014. Following public notice of the approval, the Direction came into force on 5th January 2015 which restricts the display of letting boards in areas of the city with high levels of private rented and student accommodation. The introduction of the Regulation there has led to a significant reduction in the number of letting boards being displayed.
- 1.4 The Direction covering the City of Bath Conservation Area has now been in effect for a period of 26 years and has worked well to control the otherwise unchecked use of estate agency boards. There is no evidence that the Direction has had a detrimental impact upon the sale or letting of properties during the past 26 years and there has been wide scale compliance by estate agents of the Direction.
- 1.5 Previous decisions issued by the Secretary of State in 1989, 1995 and 2005 and the significant period of time that the Direction has been in place, in the application made in November 2016, Bath and North East Somerset Council proposed that the Secretary of State renew the Direction on a permanent basis.
- 1.6 The Direction was issued to be effective for ten years from the date on which it came into force.