

Stubbs Walk Conservation Area Appraisal and Management Plan Supplementary Planning Document

Report to Planning Committee 1st March 2016

Purpose of the Report

To inform the Planning Committee of the results of the consultation process on the draft Stubbs Walk Conservation Area and Management Plan Supplementary Planning Document (SPD) and to consider the SPD prior to its adoption.

Recommendations

- 1) That the Planning Committee agree the draft Stubbs Walk Conservation Area Appraisal and Management Plan Supplementary Planning Document and to the publication of the attached Consultation Statement and the SPD for the required final period of representations; and**
- 2) That, subject to no representations being now received seeking changes to the Appraisal and Management Plan SPD, the Planning Committee commend the SPD to Cabinet for adoption**

Reason

The consultation period is now over and the responses have been analysed with recommendations as to how the document should be amended

1.0 Introduction

- 1.1 The Planning Committee, on 3rd June last year, approved a draft Stubbs Walk Conservation Area and Management Plan Supplementary Planning Document (SPD) for consultation purposes. The purpose of this report is to inform members of the results of the consultation on the draft SPD, and to enable the Planning Committee to consider the final draft SPD before being considered for adoption by the Cabinet.

2.0 Background

- 2.1 The SPD seeks to provide additional information to ensure that the Borough's Conservation Areas are safeguarded for the future to supplement the objectives and policies contained in the Joint Core Spatial Strategy. The SPD redefines the special interest of the Stubbs Walk Conservation Area and identifies issues which threaten these special qualities. The Management Plan provides a framework for future actions.

3.0 Consultation process and results

- 3.1 The consultation on the draft SPD took place over a six week period from 21st December to 29th January 2015. The documents were on the Council's website and made available in Newcastle Library, the Guildhall and Civic Offices. This

draft is still available to view on the Council's website www.newcastle-staffs.gov.uk/conservation

- 3.2 The steps taken included :-
- A news release was sent and published by the Sentinel.
 - An exhibition and consultation event attended by 4 council officers was held at the Margaret Powell Library, Newcastle-under-Lyme School in Stubbs Walk Conservation Area on 19th January for 2 hours in the evening. Posters about this event were displayed in the town and around the school buildings. The event was well attended .
 - A consultation response sheet was provided to encourage representations to be made.
- 3.3 In total, there have been 6 submitted responses to the consultation on the draft. A Consultation Statement has been prepared, in accordance with the Local Planning Regulations, with individual comments and the proposed response, including any recommended changes. A copy of this Statement is appended to this report as Appendix A. The representations have been retained on file and can be viewed on request.
- 3.4 Residents who attended the consultation event were pleased that the Stubbs Walks and park were being retained and they all saw this as an extremely valuable and attractive space.
- 3.5 There are no proposals to amend the boundary within Stubbs Walk Conservation Area and the consultation responses with one exception agree that the boundary is correct and does not need amending. The only suggestion which proposes a change to the document is that the Article 4 Direction covers commercial properties as well. It is therefore proposed that when drawing up the Direction, consideration is given to all properties in the Conservation Area, and the Management Plan has been amended to reflect this. The amended document is attached as Appendix B.
- 3.6 The Conservation Advisory Working Party proposed no amendments or raised any issues with the document at consultation stage. Their views on the Consultation Statement are being obtained and will be reported via a supplementary report.

4.0 Next Steps

- 4.1 Under the Local Planning Regulations, before the SPD can be adopted the Council has to make available both the SPD and the Consultation Statement and allow a further limited period, of not less than 4 weeks, for representations to be made. In the event of any further representations being received will the matter be brought back to the Planning Committee. Otherwise the next stage will be the consideration by Cabinet of the SPDs' adoption
- 4.2 Once adopted, the SPD together with an adoption statement will be posted on the Council's Planning Policy website page and will be made available at a

charge in hard copy if requested. Details of the adoption will be sent to all those who participated in the consultation process and provided their contact details.

5.0 Background Papers

Consultation Draft SPD

Copies of representations made on the draft SPD

The SPD Consultation Statement

Date report prepared 17th February 2016