

Watlands Park Conservation Area Appraisal and Management Plan Supplementary Planning Document

Submitted by: Guy Benson, Head of Planning Services

Portfolio: Planning and Housing

Ward(s) affected: Town Centre Ward

Purpose of the Report

To give Cabinet the opportunity to resolve to adopt as a Supplementary Planning Document Watlands Park Conservation Area Appraisal and Management Plan.

Recommendations

That the Supplementary Planning Document relating to Watlands Park Conservation Area Appraisal and Management Plan be adopted.

Reasons

Following a consultation on a draft Conservation Area Appraisal and Management Plan the Planning Committee has recommended to Cabinet that the Council adopt a Conservation Area Appraisal and Management Plan for Watlands Park Conservation Area.

1. Background

1.1 The Planning Committee has received reports on the preparation of a proposed Watlands Park Conservation Area and Management Plan Supplementary Planning Document (SPD)

2. Consultation process and results

2.1 The Planning Committee at its meeting on 26th April 2016 approved a draft Conservation Area Appraisal and Management Plan Supplementary Planning Document for the proposed Conservation Area for consultation purposes. This draft is still available to view on the Council's website via the following link <https://www.newcastle-staffs.gov.uk/all-services/planning/planning-policy/newcastle-under-lymes-local-development-framework>

2.2 The consultation on the draft SPD then took place over a six week period from 10th June to 22nd July 2016. A Consultation statement was then prepared providing details of the consultation, the responses received to it, and the proposed actions in relation to those responses. A copy of this Consultation Statement is available to view via the above link.

2.3 The Planning Committee at its meeting on 13th September 2016 received the results of the consultation exercise. The representations were all supportive of the designation of a Conservation Area at Watlands Park and the Conservation Area has been formally designated since. No changes were proposed to the draft SPD, and subject to no representations being received in response to a final formal period for representations, the Committee commended the SPD to Cabinet for adoption. As required by the Local Planning Regulations 2012 the document, together with the Consultation Statement were then made available for inspection for the appropriate period which ended on the 3rd November 2016. No further representations were received during that period so the SPD is now brought to Cabinet for adoption.

- 2.4 The document consists of two sections – a Conservation Area Appraisal and a Management Plan. The Appraisal summarises the significance of the Conservation Area, includes a spatial and character analysis, an assessment of the quality and character of its buildings, and concludes with a summary of the opportunities and constraints. The appraisal concludes that the key issues in the area are
- Protection of the townscape and built features of the Conservation Area including the trees, landscape and front boundary walls
 - Use of modern materials on historic buildings, such as upvc windows and doors and inappropriate changes to historic buildings
 - Consideration of additions to the Register of Locally Important Buildings and Structures
- 2.5 The purpose of the Management Plan is to provide a framework for future actions – some 13 are identified. One is to promote the designation of a Conservation Area at Watlands Park. This was agreed at Planning Committee on 13th September and the area has now been formally designated and the relevant notifications done in the local newspaper and the London Gazette. The new Watlands Park Conservation Area boundary can be found by clicking on and following this link and on the Conservation Areas page. www.newcastle-staffs.gov.uk/conservation. Following this the only change to the Appraisal and Management Plan document has been to remove the word “Proposed” so that there is no ambiguity as the status of the Conservation Area.

3. Proposal

- 3.1 That the Supplementary Planning Document relating to Watlands Park Conservation Area Appraisal and Management Plan be adopted.

4. Outcomes Linked to Sustainable Community Strategy and Corporate Priorities

- 4.1 The adoption of the SPD assists the Council in achieving its corporate priority of creating a cleaner, safer and sustainable Borough. As an example of community engagement the drawing up of the draft Supplementary Planning Document reflects the Council’s aspiration to be a co-operative Council.

5. Legal and Statutory Implications

- 5.1 As required by the Local Planning Regulations 2012 the document together with the consultation statement were made available for inspection for the appropriate period.

6. Equality Impact Assessment

- 6.1 There are not considered to be any differential impacts arising from the adoption of this Appraisal and Management Plan

7. Financial and Resource Implications

- 7.1 The drawing up of the Appraisal and Management Plan did involve some officer time, particularly the Conservation Officer (as part of the substantive duties of the post) and there was also some contribution of input from the community. With respect to the future, the Appraisal will assist Development Management by providing an easy to use and up to date assessment of the character and appearance of the Conservation Area, whilst the Management Plan forms a focus for Conservation Area activity both by the Borough Council and other Agencies.

- 7.2 There are potential financial implications from some of the proposals within the Management Plan and these will need to be considered before steps are taken. Some of the steps indicated within the Management Plan would involve expenditure, normally the application of staff resources or could lead in the long term to compensation liabilities – for example if permitted development rights are withdrawn by means of an Article 4 Direction and planning permission is subsequently refused for development that would otherwise be

able to be undertake, then there is a possibility that a claim for financial compensation could be made

8. Major Risks

8.1 There are not considered to be any Major Risks arising from the adoption of this document. Nevertheless members' attention is drawn to the information provided in the previous section regarding potential compensation risks, albeit this is considered to represent a relatively low risk.

9. Sustainability and Climate Change Implications

9.1 No such significant implications have been identified.

10. Earlier Cabinet/Committee Resolutions

10.1 None.

11. Background Papers

11.1 Consultation Draft SPD.

11.2 The SPD Consultation Statement and copies of representations made on the draft SPD.

11.3 **A plan will be on display at the meeting.**