

DRAFT KEELE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN SUPPLEMENTARY PLANNING DOCUMENT

Purpose of the Report

That the Working Party considers the document and the issues set out in this report and gives its views on recommendations going to Planning Committee.

Recommendations

1. That the Working Party recommends to the Planning Committee that the draft Appraisal and Management Plan Supplementary Planning Document for Keele Conservation Area is approved for public consultation purposes.

Reasons

1. The SPDs seek 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 and emerging Joint Local Plan. In accordance with the statutory regulations, an SPD has to undergo a consultation process before it can be adopted;
2. The draft SPD proposes the making of an Article 4 Direction which can help to protect historic buildings and the character and appearance of Conservation Areas and areas of high amenity.

1.0 Background

- 1.1 The Council has a statutory obligation to review its Conservation Areas from time to time and to consider new areas. It also must publish from time to time its proposals for the preservation and enhancement of Conservation Areas and consult the local community about the proposals.
- 1.2 A key purpose of a Conservation Area Appraisal is to define the special interest of Conservation Areas, identify the issues which threaten these special qualities and to provide recommendations and guidance to manage change and suggest potential enhancements through the Management Plan. The documents also consider the boundary of the Conservation Area or of any proposed Conservation Area.

2.0 Content of the SPD

- 2.1 Keele Conservation Area was designated in 1989 and the review now undertaken has reconsidered the special character of the Area, as well as its boundary. The proposed Management Plan suggests amending the boundary to include the entire Hawthorns site (the site recently granted planning permission for residential development - see the Keele Appraisal map) should that development proceed.

3.0 Consultation Arrangements

- 3.1 The Council has legal and statutory duties in relation to the production of the SPD to undertake public consultation as set out in its adopted Statement of Community Involvement under the Local Development Framework. This Statement demonstrates the Council's commitment to using its

best endeavours to consult and involve the community in the most effective way possible. The consultation will run for 6 weeks and it is proposed to hold a consultation event for residents with the Parish Council within the Conservation Area.

- 3.3 The draft SPD will be publicised on the web and made available in Newcastle Library and at a venue in the village if possible. The Council will use its e-panel and its website to raise awareness of the SPD.
- 3.4 All representations received will be considered and a report submitted to the Planning Committee with recommendations for changes, if appropriate, to the draft document.
- 3.5 Once adopted, the SPD (Conservation Appraisal and Management Plan) will carry more weight in giving advice and determining planning applications in the Conservation Areas or in any planning appeals.

4.0 Background Papers

English Heritage: Guidance on conservation area appraisals and the management of conservation areas. Feb 2006

English Heritage: Understanding Place: Conservation Area Designation, Appraisal and Management

Date report prepared Dec 2017.