

NEWCASTLE-UNDER-LYME BOROUGH COUNCIL

EXECUTIVE MANAGEMENT TEAM'S REPORT TO THE CABINET

Date: 6 June 2018

<u>REPORT TITLE</u>	The Keele Conservation Area Appraisal and Management Plan Supplementary Planning Document
<u>Submitted by:</u>	Head of Planning Services
<u>Portfolio:</u>	Planning and Growth
<u>Ward(s) affected:</u>	Keele

Purpose of the Report

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

Recommendations

That the Supplementary Planning Document relating to Keele 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 Keele Conservation Area.

1. Background

- 1.1 The Planning Committee has received reports on the preparation of Keele Conservation Area and Management Plan Supplementary Planning Document (SPD). The Keele Conservation Area was designated in 1989 and its current extent is indicated on the attached plan (Appendix 1).

2. Consultation process and results

- 2.1 The Planning Committee at its meeting on 2nd January approved a draft Keele Conservation Area Appraisal and Management Plan Supplementary Planning Document 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 five week period from 25th January to 2nd March. 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 27th March received the results of the consultation exercise. No changes were proposed to the draft SPD, and subject to no significant representations being received in response to a final formal period for representations, they 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 7th

May 2018. No further representations were received during that period so the SPD is now brought to Cabinet for adoption.

- 2.4 The Conservation Area Advisory Working Party at its meeting on the 20th March resolved that the SPD be commended to Cabinet for adoption.
- 2.5 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:
- Retaining the landscape character of the village and high density of mature trees and hedgerows.
 - Protecting architectural features on buildings and preventing incremental alterations to houses.
 - Maintaining a vibrant village life once the students leave the Hawthorns campus.
 - Maintaining the historic sandstone walls along the roads within the village.
 - Congestion in the village through parking.
- 2.6 The purpose of the Management Plan is to provide a framework for future actions. One key change is to amend the boundary to include the area of former student halls of residence known as The Hawthorns which is currently being developed for housing.

3. Proposal

- 3.1 That the Supplementary Planning Document relating to Keele 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 (as amended) 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. 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 undertaken, 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. Appendices

- 11.1 Appendix 1 – Plan showing the boundary of the Conservation Area.

12. Background Papers

- 11.1 Consultation Draft SPD.
11.2 The SPD Consultation Statement and copy of representation made on the draft SPD.

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