

DRAFT MAER CONSERVATION AREA APPRAISAL AND MANAGEMENT PROPOSALS 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 Proposals Supplementary Planning Document for Maer Conservation Area is approved for public consultation purposes.

Reasons

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 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 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 Maer Conservation Area was designated in 1970 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 whole of a designed view which extends from Maer Hall westwards into the landscape and westwards to include the historic parkland estate to align the Conservation Area boundary with the registered Park and Garden boundary in this location. There may be other possible boundary changes raised during the consultation. The Management Plan also suggests that the stone walls which are characteristic of the village are protected through an Article 4 Direction.

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 review of the Conservation Area has been done with the support of the Parish Council and its residents of the village. Members of the Parish Council and residents have helped to produce the document and suggested amendments to the boundary. 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 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 Proposals) will carry more weight in giving advice and determining planning applications in the Conservation Areas or in any planning appeals.

Date report prepared 24th June 2018