

DRAFT MAER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN SUPPLEMENTARY PLANNING DOCUMENT

Purpose of the Report

To seek approval of the draft Appraisal and Management Plan for Maer Conservation Area Supplementary Planning Document (SPD) for public consultation purposes

Recommendations

- 1. That the submitted document is approved for public consultation purposes.**
- 2. That a further report is received on the outcome of the public consultation, before adoption of the SPD is considered.**

Reasons

1. The proposed draft 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 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 proposed draft SPD proposes the making of an Article 4 Direction which can help to protect historic features and the character and appearance of Conservation Areas and areas of high amenity.

1.0 Background

- 1.1 Members may recall that a report was considered in February 2011 for a programme of Conservation Area appraisals and Management Plans (CAAMPs).
- 1.2 The preparation of an SPD for a CAAMP for a Conservation Area is in line with the National Planning Policy Framework which endorses protecting heritage assets which are considered to have heritage significance.
- 1.3 Once adopted the SPD will supplement the objectives and policies contained in the Local Development Framework. It will be regarded as a "material consideration" in the determination of planning applications, and the fact that it has undergone some form of statutory preparation process increases its status. A draft SPD for consultation purposes has now been prepared for the Maer Conservation Area, the existing boundary of which is indicated on the Map attached as Appendix One. The Draft SPD is presented for consideration as Appendix Two to this report, together with its Townscape Appraisal Map (MA2) (Appendix three) and a Proposals Map (MA3) that also shows proposed extensions to the Conservation Area boundary (Appendix four).

2.0 Content of the SPD

- 2.1 A key purpose of the SPD through the Conservation Area Appraisal is to redefine the special interest of the Conservation Area, identify the issues which threaten these special qualities and to provide recommendations and guidance to manage change and suggest potential enhancements through the Management Proposals. The appraisal considers the present boundary of the Conservation Area. Maer Conservation Area was designated in 1970, nearly 50 years ago and the review has reconsidered the special character of the Area including its boundary. The Management Proposals suggest amending the boundary to include two additional areas within the historic parkland setting. One area is to the west of the current boundary to match with

Registered Historic Park and Garden boundary and the other recognises the full designed vista from the Hall southwest across the garden up to the hillside beyond (see Appendix 4 - MA3).

- 2.2 The Conservation Area Appraisal highlights the key characteristics and issues which are relevant in the Conservation Area, namely what makes it special by the combination of its history and development, its historic buildings, materials, trees, landscape setting and important views. The Management Proposals provides a framework for future actions.

3.0 Consultation Arrangements

- 3.1 The consultation will run for 6 weeks and it is proposed to hold a consultation event for residents and interested parties with the Parish Council within the Conservation Area. The draft SPD will be publicised on the website and made available at the Council offices. The Council will use its e-Panel and its website to raise awareness of the SPD.
- 3.2 All representations received will be considered and a report submitted to the Planning Committee with recommendations for changes, if appropriate, to the draft document.
- 3.3 Once adopted, the Conservation Area Appraisal and Management Plan SPD will carry more weight in giving advice and determining planning applications in the Conservation Areas or in any planning appeals.
- 3.4 The Conservation Advisory Working Party has considered the draft document at its meeting on 3rd July and recommends that the Planning Committee approves the attached draft Maer Conservation Area Appraisal and Management Plan Supplementary Planning Document for consultation.

4.0 Legal and Statutory Implications

- 4.1 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.
- 4.2 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.

5.0 Background Papers

English Heritage: Guidance on conservation area appraisals and management Feb 2006

6.0 List of Appendices

Appendix One – MA1 Map of the current boundary of the existing Conservation Area

Appendix Two – Draft Maer CAAMP SPD

Appendix Three – MA2 Maer CAAMP Townscape Appraisal Map

Appendix Four - MA3 Conservation Area proposals including boundary extensions

Date report prepared 4th July 2018