

The Maer Conservation Area Appraisal and Management Plan Supplementary Planning Document

Report to Planning Committee 6th November 2018

Purpose of the Report

To inform the Planning Committee of the results of the consultation process on the draft Maer Conservation Area and Management Plan Supplementary Planning Document (SPD) and to consider the SPD prior to its adoption by Cabinet.

Recommendations

- 1) That the Planning Committee agree the draft Maer Conservation Area Appraisal and Management Plan SPD and to the publication of the attached Consultation Statement and the SPD for the required final period of representations; and**
- 2) That, subject to no representations being now received seeking significant changes to the Appraisal and Management Plan SPD, the Planning Committee commend the SPD to Cabinet for adoption**

Reason

The consultation period is now over, the responses have been analysed and suggestions for further amendments to the Conservation Area boundary have been accepted. A period within which further representations can be made is required before the document can be adopted.

1.0 Introduction

- 1.1 The Planning Committee, on 17th July 2018, approved the draft Maer Conservation Area and Management Plan Supplementary Planning Document (SPD) for consultation purposes. The purpose of this report is to inform members of the results of the consultation on the draft SPD, and to enable the Planning Committee to consider the final draft before considered for adoption by Cabinet.

2.0 Background

- 2.1 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 Local Plan. The SPD redefines the special interest of Maer Conservation Area and identifies issues which threaten these special qualities. The Management Plan provides a framework for future actions including extending the Conservation Area boundary.

3.0 Consultation process and results

- 3.1 The consultation on the draft SPD took place over a six week period from 31st August to 12th October 2018 and further details are set out in the Consultation

Statement attached to this report in Appendix A. This draft is still available to view on the Council's website www.newcastle-staffs.gov.uk/conservation

- 3.2 The steps taken included:-
- A consultation event attended by 2 council officers and Maer Parish Council was held in Maer Parish Hall, on 20th September 2018. A small number of residents and parish councillors attended the event including the owner of Maer Hall the main landowner in the Conservation Area.
 - A press notice was published in the local newspaper
 - A consultation response sheet was provided to encourage representations to be made.
 - Inspection copies of the SPD have been made available
- 3.3 There have been 3 written responses submitted on the draft documents. Any representations have been retained on file and can be viewed on request. The representations support the document and amendment to the Conservation Area boundary that is proposed and suggest further minor extensions which are agreed and set out in the Plan at Appendix B, and support the making of an Article 4 Direction to restrict permitted development rights for boundary walls within the Area as a way of helping to protect the area's special character.
- 3.5 The Conservation Advisory Working Party did not raise any issues with the document at consultation stage. Any further comments it has following its meeting on 5th November will be reported to the Committee.

4.0 Next Steps

- 4.1 Under the Local Planning Regulations, before the SPD can be adopted the Council has to make available both the SPD and the Consultation Statement and allow a further limited period, of not less than 4 weeks, for representations to be made. Only in the event of any further significant representations being raised will the matter be brought back to the Planning Committee for reconsideration. Otherwise the next stage will be the consideration by Cabinet of the SPD's adoption.
- 4.2 Once adopted, the SPD together with an adoption statement will be posted on the Council's Planning Policy website page and made available at a charge in hard copy if requested. Details of the adoption will be sent to those who participated in the consultation process and provided their contact details.
- 4.2 If accepted the boundary will be formally amended and the relevant notifications done in a local newspaper and the London Gazette. The Article 4 Direction will be progressed as set out in the Management Proposals.

5.0 Background Papers

Consultation Draft SPD, copies of representation made on the draft SPD, the SPD Consultation Statement

Date report prepared 10 October 2018