

NEWCASTLE-UNDER-LYME BOROUGH COUNCIL

EXECUTIVE MANAGEMENT TEAM'S REPORT TO THE CABINET

16th January 2019

MAER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN SUPPLEMENTARY PLANNING DOCUMENT

Submitted by: Head of Planning Services

Portfolio: Planning and Growth

Ward(s) affected: Maer

Purpose of the Report

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

Recommendations

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

1. Background

1.1 The Planning Committee has received reports on the preparation of Maer Conservation Area and Management Plan Supplementary Planning Document (SPD). The Maer Conservation Area was designated in 1970 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 17th July approved a draft Maer 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 six week period from 31st August to 12th October. 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 6th November received the results of the consultation exercise. Suggestions were made to further amend and extend the boundary and these were accepted and are shown on the attached plan at Appendix B, 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 6th December 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 5th November resolved that the SPD be commended 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, woodlands and hedgerows.
- Ensuring the right balance is struck between the nature and heritage conservation for the mere and parkland features.
- Maintaining the historic sandstone walls along the roads within the village
- Protecting architectural features on buildings and preventing incremental residential alterations to houses.
- Modern farm vehicles through the village.

2.6 The purpose of the Management Plan is to provide a framework for future actions. One key change is to amend the boundary in four areas to include a vista and area of woodland to the southwest, an area to the west to include part of the parkland to the west which is within the Registered Park and Garden boundary, a small area of green space known as Plum Park and to include the field to the northeast up to and including Primrose Cottage to create better defensible boundaries and the stone boundary walls.

3. Proposal

3.1 That the Supplementary Planning Document relating to Maer Conservation Area Appraisal and Management Plan be adopted

4. Outcomes Linked to Corporate Priorities

4.1 The adoption of the SPD assists the Council in achieving its corporate priorities, as set out in the Council Plan, of providing local services that work for local people and growing our people and places.

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, in particular the Maer and Aston Parish Council. 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. Key Decision Information

10.1 This is not a key decision and therefore the matter is not listed in the Forward Plan. The matter only affects one electoral ward in the borough and it is unlikely that the Council would incur additional expenditure exceeding £50,000 arising from this decision.

11. Earlier Cabinet/Committee Resolutions

11.1 None.

12. Appendices

12.1 Appendix 1 – Plan showing the boundary of the Conservation Area. Appendix B – Plan showing proposed boundary of the Conservation Area.

13. Background Papers

13.1 Consultation Draft SPD.

13.2 The SPD Consultation Statement and copy of representations made on the draft SPD.