

CONFIRMATION OF ARTICLE 4 DIRECTION FOR KEELE CONSERVATION AREA

Report to Planning Committee 13 August 2019

Purpose of the report

To provide the Committee with the opportunity to consider representations received on the Article 4 Direction for the Maer Conservation Area and to decide whether to confirm the Direction.

Recommendation

That the Committee confirms the non-immediate Article 4 Direction for Maer Conservation Area as coming into force on 17 August 2019, as set out in the Direction.

Reasons

The consultation period is over and the Council must now decide if the Direction should be confirmed or not.

1.0 Background

- 1.1 The Planning Committee, on 18 June 2018 resolved that a non-immediate Article 4 Direction be issued to remove certain permitted development rights with respect to specified properties and land within Maer Conservation Area including rights associated with works to boundary walls and other means of enclosure and the demolition of such walls. The Direction was made under Article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015.
- 1.2 A non-immediate Direction has been progressed which will come into effect on 17 August 2019 if now confirmed. The Council in deciding whether or not to confirm the Direction is required to take into account any representations received during the consultation period.

2.0 Consultation

- 2.1 Representations were invited between 24 June and 16 July 2019. In accordance with legislation, the relevant notifications were undertaken. This took the form of a formal notice (as required) in a newspaper circulating in the locality - the Sentinel -, three site notices posted within the village, information included on the Council's website about the Direction and a letter and leaflet was posted to all individual properties to be affected by the Direction explaining its effect. This information was also sent to the Parish Council, a key landowner in the village and the Church. The Council's Conservation Advisory Working Party supports the making of a Direction for Maer Conservation Area.
- 2.2 During the consultation no representations have been received.

3.0 Conclusions

- 3.1 The presence of an Article 4 Direction over the last 10 years in other Conservation Areas such as Basford, Betley and the Brampton has not caused problems for either the

Council or homeowners and a solution is generally found through the application process. In many of the Conservation Areas, residents value the historic features their properties have managed to retain and they are often seen as a positive attribute when people are selling their property.

- 3.2 This Article 4 Direction only means the erection or removal of walls; fences or railings cannot be carried out under permitted development rights on the elevation fronting the public highway and therefore will now require a planning application. This gives a Local Planning Authority the opportunity to consider the proposal in more detail.
- 3.3 It is considered that the Direction, as set out in the previous report, is justified and will hopefully help to retain the special character which contributes to the character of the area. Accordingly it is recommended that the Committee now confirm the Maer Direction.

Background documents – Conservation Area Appraisal and Management Plan for Maer,
proposed Article 4 Direction for Maer

Report prepared 22 July 2018