

WYRE FOREST DISTRICT COUNCIL

CABINET MEETING
THURSDAY 26TH JULY 2007

Upper Arley Conservation Area – Draft Conservation Area Character Appraisal

OPEN	
COMMUNITY STRATEGY THEME	A Better Environment
CORPORATE PLAN THEME:	Enhancing Cultural Life
KEY PRIORITY:	Local Heritage
CABINET MEMBER:	Councillor Stephen Clee, Planning, Regeneration and Prosperity
RESPONSIBLE OFFICER:	Head of Planning, Health & Environment
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APPENDICES	Appendix 1: Draft Conservation Area Character Appraisal for the Upper Arley Conservation Area - <i>The Appendix to this report has been circulated electronically. Public inspection copies are available on request (see Agenda front cover for details)</i>

1. PURPOSE OF REPORT

- 1.1 To present Cabinet with a draft Conservation Area Appraisal for the Upper Arley Conservation Area, and to seek authority to undertake a public consultation on the proposals.

2. RECOMMENDATION

The Cabinet is asked to **DECIDE** that:

- 2.1 **The draft Conservation Area Character Appraisal, as set out in Appendix 1 to the Cabinet Report, be supported and that officers be authorised to undertake a public consultation on the Appraisal before reporting back with a further recommendation.**

3. BACKGROUND

- 3.1 *The Planning (Listed Buildings and Conservation Areas) Act 1990* places a duty upon every local planning authority, from time to time, to review and to determine whether

any parts or further parts of their area are of special architectural and/or historic interest, the character of which it is desirable to preserve or enhance, and to designate them as Conservation Areas.

- 3.2 At present there are sixteen Conservation Areas in Wyre Forest District. The *Adopted Wyre Forest District Local Plan (January 2004)* advises that proposals for reviewing existing boundaries for Conservation Areas will be prepared and investigated; whilst the current *Business Plan for Planning Health and Environment Division* includes a commitment to publish draft management proposals, and a draft Conservation Area Character Appraisal for the Upper Arley Conservation Area, by July 2007.
- 3.3 The effects of designation of a Conservation Area include stricter planning controls over demolition, minor development, the protection of trees, and stricter regulation of new development to ensure it preserves and/or enhances the special character of the Area. In addition, Local Planning Authorities have a duty to draw-up schemes for the enhancement of Conservation Areas.

4. KEY ISSUES

- 4.1 The Upper Arley Conservation Area was first designated in 1991, and covers Upper Arley village, and surrounding countryside and part of the River Severn, contains 6 statutorily Listed Buildings, and covers an area of 62.3 hectares. This is the first appraisal undertaken for this Conservation Area.
- 4.2 The Character Appraisal sets out the important elements of the Area, identifying the elements which assist to, contribute to, and detract from the special character and appearance of the Area. This has been prepared in accordance with the English Heritage guidance on Conservation Area Appraisals (August 2005).
- 4.3 No Management Proposals have been produced for this Conservation Area. The report from the "Lifting the Burdens Task Force" on Housing and Planning in February 2007, recommended that the Best Value Performance Indicator 219c (Percentage of conservation areas with published management proposals) be removed with immediate effect, to which the Government response, published along with the Planning White Paper in May 2007, was to delete the indicator with effect of April 2007.
- 4.4 With this in mind, whilst with some of the more complex Conservation Areas, including the Staffordshire and Worcestershire Canal, and perhaps Stourport-on-Severn No.1 and No.2 where regeneration schemes are proposed, a Management Plan would be advantageous to setting out the proposals for enhancing the Area, with smaller Areas, where change and threat of development is less of an issue, it is considered that Management Proposals are not necessarily appropriate in preserving and/or enhancing the Area.
- 4.5 To this end, no Management Plan has been written for the Upper Arley Conservation Area.
- 4.6 The draft Character Appraisal was considered by the Community and Regeneration Committee on 11th July 2007 (update with Panel recommendation to Cabinet)

METHOD OF PUBLIC CONSULTATION

- 4.7 In order to progress the Conservation Area proposals, it is considered that a consultation process should be undertaken with all affected persons. This would include the local Historic Society, the owner and/or occupier of property within the boundary of the Area, the Parish Council, and any other interested parties. The consultation would take the form of public notification of intent, through public displays, and through a mail-drop to each individual property and interested party, as outlined above, enclosing a leaflet describing the proposals, the effects on the owner/ occupier. The consultation would run for a period of 6 weeks, from early September to mid-October 2007. There is also a requirement for a public meeting to be held during the consultation period.
- 4.8 The results of the consultation will be the subject of a future report to the Community and Regeneration Committee, and Cabinet, in November 2007.

5. FINANCIAL IMPLICATIONS

- 5.1 Arrangements for a public consultation on the draft Conservation Area Appraisal can be undertaken within existing agreed budgets.

6. LEGAL AND POLICY IMPLICATIONS

- 6.1 The proposed Conservation Area Appraisal has been drawn up in accordance with the guidance produced by English Heritage.

7. RISK MANAGEMENT

- 7.1 There are no risk management issues arising from this report.

8. CONCLUSION

- 8.1 A draft Conservation Area Appraisal has been drawn up, and Cabinet is asked to support the proposals for taking this forward to a public consultation, the results of which will be the subject of a future report.

9. CONSULTEES

- 9.1 Head of Legal and Democratic Services

10. BACKGROUND PAPERS

- 10.1 Planning Policy Guidance Note 15
- 10.2 Adopted District Local Plan (January 2004)
- 10.3 Guidance On Conservation Area Appraisals : English Heritage (August 2005)

10.4 Guidance on the Management of Conservation Areas : English Heritage (August 2005)

11.7.07