



## Community & Regeneration Scrutiny Committee

### Briefing Paper

Report of: Simon Roper-Pressdee  
(Conservation Officer)

Date: 11 November 2009

Open

## Ribbesford Conservation Area – Draft Conservation Area Appraisal

### 1. Summary

- 1.1 To inform Members of the proposed draft Conservation Area Appraisal for the Ribbesford Conservation Area, and the proposed arrangements for public consultation.

### 2. Background

- 2.1 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.
- 2.2 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 & Regulatory Services includes a commitment to publish a final Conservation Area Appraisal for the Ribbesford Conservation Area by January 2010.
- 2.3 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.

### 3. Key Issues

- 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

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which it is desirable to preserve or enhance, and to designate them as Conservation Areas. In line with this advice, the Adopted District Local Plan states (in para. 8.11), the District Council's intention to compile a Local List of Buildings and Structures.

- 3.2 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.
- 3.3 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 Civic Societies, the owner and/or occupier of properties within the boundary of the Area, Parish and Town Councils, and 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 the beginning of January 2010 to the mid-February 2010.
- 3.4 The results of the consultation will be the subject of a future report to the Scrutiny Committee, and Cabinet, in March 2010.

## **4. Options**

- 4.1 Officers are of the opinion that there are two potential courses of action that could be recommended to Cabinet to agree, as set out below:
- 4.2 The first course of action is to agree to undertake a public consultation to gauge the opinion of all affected persons, with a report back to Members at the end of the consultation period, to indicate the level of public support for the List, and its contents;
- 4.3 The second course of action is to shelve the proposals for amending the boundary for the Ribbesford Conservation Area Appraisal.

## **5. Consultation**

- 5.1 A public consultation is proposed for the Draft Ribbesford Conservation Area Appraisal, which will involve a public display, press release, and a mail-drop to all interested parties, from property owners through to Parish and Town Councils.

## **6. Related Decisions**

- 6.1 There are no related decisions

## **7. Relevant Council Policies/Strategies**

- 7.1 The Draft Ribbesford Conservation Area Appraisal is in line with the key Heritage aim of the Adopted Local Plan “to safeguard and enhance the distinctive historic environment of the District”.

## **8. Implications**

- 8.1 Funding for any consultation can be undertaken from agreed budgets within the approved Capital Programme.
- 8.2 There are no Equality implications.
- 8.3 There are no Partnership Working implications.
- 8.4 There are no Human Rights implications.
- 8.5 There are no E-government implications.
- 8.6 There are no Best Value implications.

## **9. Equality Impact Assessment**

- 9.1 An Equality Impact Assessment Screening has been undertaken for Conservation Area Appraisals. This identified that Conservation Area Appraisals have no discernable impacts on the six equality strands.

## **10. Wards affected**

- 10.1 The Ribbesford Conservation Area lies within the Ward of Bewdley & Arley.

## **10. Appendices**

- 10.1 Appendix 1 – Draft Ribbesford Conservation Area Appraisal.

## **11. Background Papers**

- 11.1 There are no background papers.

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