

Title of Report:	Streatley Conservation Area Appraisal
Report to be considered by:	Council
Date of Meeting:	09 December 2010
Forward Plan Ref:	C2163

Purpose of Report: To allow full Council to consider and adopt the Streatley Conservation Area Appraisal as a template for other conservation area appraisals to follow.

Recommended Action: That the Council adopts the Streatley Conservation Area Appraisal and adopts a standardised approach to the preparation of future Conservation Area Appraisals as outlined in the report.

Reason for decision to be taken: The Planning (Listed Buildings and Conservation Areas) (LB&CA) Act 1990 places local authorities under a duty to formulate and publish proposals for the preservation and enhancement of their Conservation Areas.

Other options considered: None

Key background documentation: Planning (Listed Buildings and Conservation Areas) (LB&CA) Act 1990.
 Planning Policy Statement 5 - Planning for the Historic Environment.
 English Heritage -Guidance on the Management of Conservation Areas (Feb 2006).
 English Heritage - Guidance on Conservation Area Appraisals (Feb 2006).

The proposals will also help achieve the following Council Plan Themes:

- CPT4 - High Quality Planning**
- CPT6 - Vibrant Villages**
- CPT12 - Including Everyone**
- CPT13 - Value for Money**

The proposals contained in this report will help to achieve the above Council Plan Priorities and Themes by:
 Setting a positive framework for the future planning of Peasemore.

Portfolio Member Details	
Name & Telephone No.:	Councillor Alan Law - Tel (01491) 873614
E-mail Address:	alaw@westberks.gov.uk
Date Portfolio Member agreed report:	01 August 2010

Contact Officer Details	
Name:	Debra Hammond
Job Title:	Conservation Officer
Tel. No.:	01635 519931
E-mail Address:	dhammond@westberks.gov.uk

Implications

- Policy:** The CAA will support the policies contained within the West Berkshire Core Strategy.
- Financial:** There are no direct financial implications at this stage.
- Personnel:** There are no direct personnel implications at this stage.
- Legal/Procurement:** There are no direct legal implications at this stage.
- Property:** There are no specific Property implications at this stage. Permitted development rights are generally restricted in Conservation Areas and so there will be implications for individual property owners.
- Risk Management:** There are no direct risk management issues arising from the CAA.
- Equalities Impact Assessment:** The consultation carried out in support of the CAA helps ensure that all people have an opportunity to have their views and concerns heard.

Is this item subject to call-in?	Yes: <input type="checkbox"/>	No: <input checked="" type="checkbox"/>
If not subject to call-in please put a cross in the appropriate box:		
The item is due to be referred to Council for final approval		<input checked="" type="checkbox"/>
Delays in implementation could have serious financial implications for the Council		<input type="checkbox"/>
Delays in implementation could compromise the Council's position		<input type="checkbox"/>
Considered or reviewed by Overview and Scrutiny Commission or associated Task Groups within preceding six months		<input type="checkbox"/>
Item is Urgent Key Decision		<input type="checkbox"/>

Executive Summary

1. Introduction

- 1.1 The following report was considered by the Planning Task Group on the 27th August 2010 who agreed that a report should be taken to full Council with a recommendation to adopt the Streatley Conservation Area Appraisal and use its methodology employed in all future Conservation Area Appraisals with delegated authority to the Planning Portfolio Holder to approve as an Individual Decision. A report will be brought to the March 2011 Council meeting proposing an amendment to the Individual Decision Protocol to this effect.
- 1.2 The Planning (Listed Buildings and Conservation Areas) (LB&CA) Act 1990 defines Conservation Areas as “areas of special architectural and historic interest, the character and appearance of which it is desirable to preserve and enhance”. There are presently 52 Conservation Areas in the District. The Act places Local Authorities under a duty to formulate and publish proposals for the preservation and enhancement of these Areas and the Council is taking steps to meet this obligation by setting up a programme of Conservation Area Appraisals (CAAs).

2. Proposals

- 2.1 A pilot study has been undertaken for the Conservation Area in Streatley. Prepared in accordance with guidance published by English Heritage, the CAA will help to protect Streatley’s best features, including historic buildings, attractive green spaces and mature trees, from the potentially destructive effects of new development and property alteration.

3. Conclusion

- 3.1 The appraisal will support the policies contained within the West Berkshire Core Strategy and other subsequent Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs) by providing a framework for sustaining Streatley’s special architectural and historic interest into the future. By providing a clear definition of those elements which contribute to the special architectural or historic character of the area it will ensure that a robust policy framework is in place for the future management of the area, against which planning applications can be considered.
- 3.2 To ensure that the process of producing future Conservation Area Appraisals is clear, it is proposed that the Council adopts a standardised approach to their production and adoption.

Executive Report

1. Introduction

- 1.1 The Planning (Listed Buildings and Conservation Areas) (LB&CA) Act 1990 defines Conservation Areas as “areas of special architectural and historic interest, the character and appearance of which it is desirable to preserve and enhance”. There are currently 52 Conservation Areas in West Berkshire. Under the Act the Council has a duty to formulate and publish proposals for the preservation and enhancement of its Conservation Areas. Undertaking Conservation Area Appraisals (CAAs) fulfils this obligation and allows the Council to ensure, through the planning system, that the special character and appearance of its Conservation Areas are protected.
- 1.2 The Council’s performance in preparing up-to-date character appraisals for its Conservation Areas is currently the subject of a heritage “Best Value Performance Indicator” (BV219).

2. Purpose of the Streatley Conservation Area Appraisal

- 2.1 The Streatley Conservation Area Appraisal is the first in a series of such appraisals that will address all of the District’s Conservation Areas. It has been prepared to help guide development within Streatley and ensure that new development preserves or enhances the special character of the area in accordance with Planning Policy Statement 5 (PPS5). The appraisal will support the policies contained within the West Berkshire Core Strategy and other subsequent Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs) by providing a framework for sustaining Streatley’s special architectural and historic interest into the future. By providing a clear definition of those elements which contribute to the special architectural or historic character of the area it will ensure that a robust policy framework is in place for the future management of the area, against which planning applications can be considered. The CAA will help to protect Streatley’s best features, including historic buildings, attractive green spaces and mature trees, from the potentially destructive effects of new development and property alteration.

3. How it was produced

- 3.1 Production of the Streatley CAA followed the relevant guidance set out in the English Heritage publications ‘Guidance on Conservation Area Appraisals’ and ‘Guidance on the Management of Conservation Areas’. It identifies and appraises the characteristics and features that give the Conservation Area its special interest. It also presents recommendations to help guide decisions made by the Council when applying development plan policies and national planning guidance to help manage and control development affecting the Conservation Area and its setting.
- 3.2 In accordance with English Heritage guidance, once the draft document had been produced it was subject to public consultation. A range of organisations and interested parties were consulted, including English Heritage, national and local heritage societies, local residents and Ward and Parish Councillors. Copies of the draft CAA were available for viewing at the Council offices in Market Street and the libraries at Newbury, Pangbourne and Goring.

- 3.3 The period of consultation ran between 16th September 2009 and 28th October 2009. In all, 15 written representations were received. These included 8 local residents, English Heritage, Streatley Parish Council, Natural England and Bettina Kirkham - Landscape Consultant. The responses, and the action that was taken as a result, are summarised in the table in Appendix A.
- 3.4 The final Streatley Conservation Area Appraisal and appendices which are recommended for adoption by the Council are attached in Appendices B and C.

4. Future Conservation Area Appraisals

- 4.1 To ensure that the process of producing future Conservation Area Appraisals is clear, it is proposed that the Council adopts a standardised approach to their production and adoption as follows:

Stage 1

Production of draft CAA in accordance with the most up to date English Heritage guidance (which is currently outlined in their publications 'Guidance on Conservation Area Appraisals' (Feb 2006) and 'Guidance on the Management of Conservation Areas' (Feb 2006)).

Stage 2

Four to six week period of public consultation.

Stage 3

Amendments to CAA made as appropriate.

Stage 4

Final CAA presented to the Council for adoption as an Individual Executive Member decision.

Appendices – Not included but available on request and a copy will be circulated at the meeting

Appendix A - Consultation comments and actions.

Appendix B - Streatley Conservation Area Appraisal

Appendix C - Streatley Conservation Area Appraisal appendices

Consultees

Local Stakeholders: Consulted as part of the production of the CAA

Officers Consulted: Paula Amorelli, Corporate Board

Trade Union: N/A