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PARTNERSHIP & REGENERATION COMMITTEE
14 APRIL 2011

Report of the Head of Planning Services

DRAFT CHARACTER APPRAISAL FOR POTENTIAL CONSERVATION AREA DESIGNATION AT LONGFORD

SUMMARY

The report advises Members of the contents of a Draft Character Appraisal for a Conservation Area at Longford and seeks authority for it to be subject to a period of public consultation.

RECOMMENDATION

1. That the contents of the Draft Character Appraisal for a potential Conservation Area to be designated at Longford, as set out in the attached document (CD), be approved and be subject to a six-week public consultation period as set out in paragraph 2.4 of this report.
2. That the outcome of the public consultation exercise be reported back to a future meeting of this Committee.

WARDS AFFECTED

Brailsford

STRATEGIC LINK

Conservation Area Character Appraisals are undertaken for designated and proposed Conservation Areas. These will be of considerable assistance in delivering the Council's corporate aim of protecting and enhancing the environment.

1. BACKGROUND

- 1.1 In April 2003 this Committee approved a programme for undertaking Conservation Area Character Appraisals across the District (Minute 705/02 refers). This Committee approved revisions to the original programme in September 2004 (Minute 207/04 refers) and again in September 2008 (Minute 147/08 refers).
- 1.2 The latter report identified a programme for undertaking Conservation Areas Character Appraisals on an annual basis until 2017 when appraisals for all 32 existing Conservation Areas would be completed.
- 1.3 To date, Conservation Area Appraisals have been undertaken and approved by this Committee for Matlock Bridge; Sudbury; Cromford; Matlock Bath; Castle Top / Lea Bridge / High Peak Junction; Ashbourne; Matlock Bank; Brassington, an extension to Matlock Bridge, Carsington & Hopton, Middleton by Wirksworth and Lumsdale Conservation Areas. Appraisals have also been undertaken for potential Conservation Areas at Bradley and Tansley but these did not result in the designation of a

Conservation Area in these locations. The Draft Appraisal, which is the subject of this report, is for a potential Conservation Area at Longford and is now presented to this Committee for consideration and approval for public consultation.

- 1.4 The completion of Conservation Area Character Appraisals is important as they demonstrate that the Local Planning Authority is able to make decisions based on an understanding of the special character and appearance of its local historic environment.
- 1.5 Section 54A of the Town and Country Planning Act 1990 emphasises the need for the Development Plan to include firm policies for conservation where conservation and development are clearly linked. The designation of a Conservation Area should be based upon a clear definition of the factors that give the area its special character and appearance. Planning Policy Statement 5 : *Planning for the Historic Environment* (2010), stresses the need for Local Planning Authorities to both recognise and have evidence of the significance of the historic environment and heritage assets in their areas, and that this information is publicly documented.
- 1.6 In 2006, English Heritage produced a Policy Statement '*Conservation Area Character Appraisals*' for use by Local Planning Authorities in their assessment of both new and existing Conservation Areas. The advice set out areas which should be included such as the origins and development of the settlement; the influence of former uses; the archaeological significance; the architecture and history of the buildings; the contribution of unlisted buildings; the character and relationship of open spaces; the building materials, textures and colours; local details, the setting of the area within the wider environment and a definition of neutral and negative factors. It also recommended a summary of special interest; a planning policy context; problems, pressures in the area and a comprehensive assessment of the Conservation Area boundary.

2. REPORT

- 2.1. Longford Parish Council has expressed interest over the past few years in the designation of a Conservation Area for the village. In 2007, Longford Parish Council, submitted a 'Proposal for Conservation Area Status' which, in addition to information on buildings and spaces in the village, included a potential area around the village for consideration. This proposal has been considered in further detail and a Draft Character Appraisal for a potential Conservation Area at Longford has now been completed. The Parish Council has confirmed that it considers there is support in the village for the designation of a Conservation Area. It has recently promoted this through its newsletter. A public meeting was also held in November 2010 and was attended by the Conservation Officer.
- 2.2. The Draft Character Appraisal for a potential Conservation Area at Longford has been prepared in accordance with the English Heritage Policy Statement and includes reference to the 2006 criteria as identified. In the interests of efficiency and sustainable use of resources, the contents of this Appraisal are included on the attached CD. Paper copies of the Appraisal can be provided on request from the Conservation Officer (see contact details below).

- 2.3 The Town and Country Planning Act 1990 requires proposals for the consideration of existing and proposed Conservation Areas to be submitted to a public meeting in the area, but wider public consultation is recommended on both the assessment of the special interest and proposals for the area. The Historic Environment Planning Practice Guide that accompanies PPS5 identifies that there needs to be a comprehensive evidence base, sufficient for devising a positive and pro-active strategy for the historic environment. The emphasis is on understanding and assessing the significance of the historic environment and on making the information publicly available, particularly via the Historic Environment Record maintained and monitored by Derbyshire County Council.
- 2.4 It is recommended, therefore, that in order to comply with this advice, a six-week consultation exercise be undertaken. As a potential 'new' Conservation Area all existing residents within the draft boundary will be consulted (circa 75 properties) The proposed consultation process for the Draft Appraisal is identified in the table below:-

Action	Date
Consultation period Six-week period	Thursday 19 th May 2011 to Thursday 30 th June 2011
Notifications Longford Parish Council Ward Members Derbyshire County Council – Conservation and Highways. Residents/owners within the potential Conservation Area advertising dates of the 6-week consultation period and the public consultation meeting.	Thursday 12 th May 2011 5 working days in advance of formal consultation period and 12 working days in advance of advisory meeting
Publicity Posters advertising the 6-week period and advisory meeting for the public:- Longford Parish Council Notice Board Possible other venues around the potential Conservation Area Approved Public Notice for insertion in the Ashbourne News Telegraph	Thursday 12 th May 2011 Thursday 12 th May 2011 (submit for insertion by Friday 6 th May 2010)
Documents Ashbourne Leisure Centre Longford Parish Council Insertion on the web-site	Thursday 19 th May 2011 to Thursday 30 th June 2011
Advisory meeting for the public - Venue Longford Pump House	Week commencing Monday 6 th June 2011

- 2.5 The outcome of the public meeting and the representations received during the consultation period will be reported back to a future meeting of this Committee.

3. RISK ASSESSMENT

3.1 Legal

The proposals are in accordance within the statutory framework. The legal risk is, therefore, low.

3.2 Financial

The cost of the Conservation Area Character Appraisal Programme can be contained within existing budgets, therefore, the financial risk is low.

4. OTHER CONSIDERATIONS

In preparing this report the relevance of the following factors has also been considered: prevention of crime and disorder, equality of opportunity, environmental, health, legal and human rights, financial, personnel and property considerations.

5. CONTACT INFORMATION

Tanya Shaw - Design and Conservation Officer
Telephone : 01629 761250
e-mail : tanya.shaw@derbyshiredales.gov.uk

6. BACKGROUND PAPERS

Description	Date
Reports to Partnership and Regeneration Committee	14th April 2003
	16 th September 2004
	4 th September 2008
Planning Policy Statement 5 : Planning for the Historic Environment - Communities and Local Government	March 2010
The Historic Environment Planning Practice Guide - English Heritage / Department of Culture, Media & Sport / Communities and Local Government	March 2010
Guidance on Conservation Area Character Appraisals - English Heritage	2006



This information is available free of charge in electronic, audio, Braille and large print versions on request.

For assistance in understanding or reading this document or specific information about these Minutes please call Christine Laver on 01629 761300 or e-mail committee@derbyshiredales.gov.uk

PARTNERSHIP AND REGENERATION COMMITTEE

Minutes of a Meeting held on Thursday 14 April 2011 in the Council Chamber, Town Hall, Matlock at 6.00pm

PRESENT

Councillor Mrs Carol Valentine - In the Chair

Councillors David Barker, Ian Bates, Ken Bull, Albert Catt, David Chapman David Fearn, Mrs Cate Hopkinson, Tony Millward, Lewis Rose, OBE, and Colin Swindell

Councillor Mrs Cate Hunt attended in her capacity as Chairman of the Overview and Scrutiny Committee

Dave Brooks (Director of Planning and Development Services), Peter Foley (Director of Community Services), Sandra Lamb (Head of Democratic Services), Heidi McDougal (Head of Environmental Services), Mike Hase (Planning Policy Manager), Steve Capes (Head of Organisational Development), Rob Cogings (Head of Housing), Tanya Shaw (Design and Conservation Officer) Eileen Tierney (Licensing & Administration Manager) and Ros Hession (Overview and Community Engagement Officer)

APOLOGIES

Apologies for absence were received from Councillors Andrew McCloy and Geoff Stevens.

547/10 - MINUTES

It was moved by Councillor Ian Bates, seconded by Councillor Ken Bull and

RESOLVED

(Unanimously)

That the minutes of the Partnership & Regeneration Committee meeting held on 17 February 2011 be approved as a correct record.

The minutes were signed by the Chairman.

548/10 – INTERESTS

Agenda Item 9 – Conservation Area Character Appraisal – Bonsall – Councillor Mrs Cate Hopkinson declared a personal interest as she had friends living within the Conservation Area. Councillor Mrs Hopkinson was present during discussion and voting on this item.

Agenda Item 12 – Review of Home Options Allocation Policy – Councillor Mrs Cate Hopkinson declared a personal interest as she was registered with the Home Options Scheme. Councillor Mrs Hopkinson was present during discussion and voting on this item.

551/10 – DRAFT CHARACTER APPRAISAL FOR POTENTIAL CONSERVATION AREA DESIGNATION AT LONGFORD

The Committee considered a Draft Character Appraisal for a Conservation Area to be designated at Longford and a recommendation that a six-week consultation period be undertaken and the outcome reported back to the Committee at a later date.

It was moved by Councillor Ian Bates, seconded by Councillor Lewis Rose and

RESOLVED
(Unanimously)

- 1 That the contents of the Draft Character Appraisal for a potential Conservation Area to be designated at Longford, as set out in the CD appendix to the report, be approved and be subject to a six-week public consultation period as set out in paragraph 2.4 of the report.
- 2 That the outcome of the public consultation exercise be reported back to a future meeting of the Committee.