

Wiltshire Council

Cabinet

17 June 2014

Subject: City of Salisbury, Milford Hill, Old Manor Hospital and Britford Conservation Area Appraisals

Cabinet Member: Councillor Toby Sturgis – Strategic Planning, Development Management, Strategic Housing, Property and Waste

Key Decision: Yes

Executive Summary

The local authority has a duty to consider the designation of conservation areas under the Planning (Listed Buildings and Conservation Areas) Act 1990. In south Wiltshire (the former Salisbury District area) there are 70 conservation areas. Many of these conservation areas were adopted in the 1970s and 1980s and do not have a conservation area appraisal (a written document to explain why they were designated).

Before unification of the Wiltshire district councils, Salisbury staff had commenced upon the process of reviewing the Salisbury Conservation Area with a view to dividing one conservation area into four separate designated conservation areas, each with their own written appraisal. The consultation process followed the Statement of Community Involvement process as used for Local Development Framework documents.

Proposal

The purpose of this paper is to seek Cabinet's support to de-designate Salisbury Conservation Area and simultaneously re-designate the same area (with minor boundary amendments) but as four separate conservation areas namely: City of Salisbury, Milford Hill, Old Manor Hospital and Britford – each with its own written and illustrated appraisal. A map showing the proposed boundary is provided as **Appendix 1** to this report. Cabinet is asked to recommend this course of action to Council.

Reason for Proposal

The Council has a responsibility to consider the designation of conservation areas under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Salisbury is already a designated conservation area and re-designation of four sub-areas namely: the City, Milford Hill, Britford and Old Manor Hospital (Wilton Road). The proposal is to de-designate Salisbury Conservation Area and simultaneously re-designate City of Salisbury, Milford Hill, Old Manor Hospital and Britford. Thereby, the individual qualities which characterise and make each area distinct will be recognised. Each conservation area will be accompanied by an appraisal, which will be a useful informative document for development control officers as well as the public. The status of the documents would be documents informing the Local Development Framework.

Alistair Cunningham
Associate Director, Economic Development and Planning

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Purpose of Report

1. To request that Cabinet agrees to the de-designation of the Salisbury Conservation Area and simultaneously authorises the designation of four separate conservation areas, as authorised by the Planning (Listed Buildings and Conservation Areas) Act 1990, and that Cabinet recommends to Council that the revised appraisals be adopted. A map showing the proposed boundary is provided as **Appendix 1** to this report.

Relevance to the Council's Business Plan

2. Part of the Council's Business Plan is to ensure that 'everyone in Wiltshire lives in a high quality environment'. Part of this is a recognition that the quality of the environment, including the historic environment, contributes to the broader goal of a high quality environment.

Background

3. The local authority has a duty to consider the designation of conservation areas under the Planning (Listed Buildings and Conservation Areas) Act 1990. In south Wiltshire (the former Salisbury District area) there are 70 conservation areas. Many of these conservation areas were adopted in the 1970s and 1980s and do not have a conservation area appraisal (a written document to explain why they were designated).
4. Before unification of the Wiltshire district councils, Salisbury staff had commenced upon the process of reviewing the Salisbury Conservation Area with a view to dividing one conservation area into four separate designated conservation areas each with their own written appraisal. The consultation process followed the Statement of Community Involvement process as used for Local Development Framework documents. Extensive consultations took place in 2009 and 2010.

5. Following the amendment of the appraisals, planning officers have been guided by these documents in relation to planning applications; however, it would be beneficial to achieve formal endorsement for them as this would grant them more authority.
6. The documents were recently presented to the Southern Area Planning Committee on 16 January 2014, which recommended they be endorsed by Cabinet.

Main Considerations for the Council

7. The Four Conservation Area Designations and their written appraisals have been formally consulted on and are therefore in a position to be adopted by Council.
8. By redesignating four different sub-areas, the Council will recognise the individual qualities which characterise each area, and through the accompanying appraisals describe these, forming a useful and self-contained document for both development control officers and the public.
9. In adopting the Conservation Area Designations, the Council would both recognise and contribute to the high quality of the built environment, including the historic environment, of Salisbury.
10. Officers recognise that a length of time has elapsed between the consultation on the designations in 2010, and therefore undertake to publicise the designations again as detailed in paragraph 16 below, to ensure that anyone wishing to make representations may do so at Council when the designations are tabled for adoption.

Safeguarding Implications

11. This proposal does not have safeguarding implications, as it relates only to the redesignation of an existing conservation area into four separate conservation areas.

Public Health Implications

12. This proposal has no public health implications as it relates only to the redesignation of an existing conservation area into four separate conservation areas.

Environmental and Climate Change Considerations

13. The maintenance and adaptive re-use of buildings and materials is inherently sustainable, and the formal adoption of the proposed conservation areas would support this principle through the planning system. There would, however, be no new or additional planning restrictions introduced as a consequence of the proposals, as they do not introduce a new conservation area but rather redesignate an existing one into four separate and documented conservation areas.

Equalities Impact of the Proposal

14. There would be no new equal opportunity issues raised by the proposal as it relates only to the redesignation of an existing conservation area into four separate conservation areas.

Risk Assessment

Risks that may arise if the proposed decision and related work is not taken

15. New development of a lower quality in relation to the existing built and heritage environment may arise in the absence of the Conservation Area designations and appraisals.

Risks that may arise if the proposed decision is taken and actions that will be taken to manage these risks

16. The designations could cause concerns due to the length of time that has passed between the original consultations and amendments and the present day. Officers recognise this and will therefore undertake to publicise the proposed designations widely in the following ways:
 - (i) Through the Council's website
 - (ii) Advertising in the local press
 - (iii) Direct mailing to any individuals who have property which, as a consequence of the re-designation, would either:
 - (a) Be within a Conservation Area, where they were not before
 - (b) Be outside of a Conservation Area, where they were within one before

The notification will include advice on how to participate publically at Council when the Conservation Area Appraisals are tabled for adoption, in case individuals should wish to in order to make a statement or ask questions.

Financial Implications

17. There are minimal financial implications for the Council. The documents will generally be made available via the Council website, minimising printing costs. The only other foreseeable costs are very modest advertising costs in the local press and London Gazette to satisfy legal requirements for the de-designation and re-designation of the conservation areas. These costs can be met within the 2014-15 Economic Development and Planning net budget.

Legal Implications

18. The Council has a responsibility to consider the designation of conservation areas under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. By adopting the proposed Conservation Area Designations and their Appraisals, the Council works towards fulfilling its responsibility.
19. The Conservation Area Appraisals will, when adopted, form part of the Local Development Framework which is part of the Council's policy framework. For this reason they require Cabinet approval for referral to Council for adoption.

Options Considered

20. Do Nothing: This option would fail to recognise and contribute to the quality of the built environment, including the historic environment, of Salisbury, but would do so at an opportunity cost as the Conservation Area Appraisals have already been prepared and consulted on, and are currently available for adoption. Adoption of the Conservation Area Designations and their Appraisals is therefore the preferred option.

Conclusions

21. Salisbury is already a designated conservation area; the proposal to de-designate the existing Conservation Area and redesignate the four sub-areas recognises the unique qualities of their built and historic environments, while at the same time providing useful documentation for both development control officers and the public. It is therefore recommended that Cabinet supports the proposal, and recommends to Council the adoption of the appraisals as documents informing the Local Development Framework.

Alistair Cunningham
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Background Papers:

The following unpublished documents have been relied on in the preparation of this Report:

Report to Southern Area Planning Committee (January 2014)
Minute of Southern Area Planning Committee
Consultation Responses
Conservation Area Documents for City of Salisbury, Milford Hill, Old Manor Hospital and Britford Conservation Areas

Copies of all Background Papers are available at:

<http://cms.wiltshire.gov.uk/ieListDocuments.aspx?CId=148&MId=7306&Ver=4>

Appendices:

Appendix 1 – Map showing the proposed boundary