

Agenda Item No.

Title: **Review of Bradford and Warminster Conservation Areas- Formation of Policy Project Groups.**

Portfolio Holder: **Cllr Osborn- Planning and Development.**

Reporting Officer: **Caroline Power- Conservation Officer**

Key Decision: **No.**

Purpose

To establish Policy Project Groups (PPG) for reviewing Bradford on Avon No. 1 and No. 2 and Warminster Conservation Areas (CA) as part of the on-going work for the District's Historic Environment Strategy.

Background

The Historic Environment Strategy, adopted in June 2004, proposes the review of the five town's CA's and the production of a character assessment for each one. These assessments will become useful tools for Development Control purposes in considering future planning applications and fighting appeals. Trowbridge Town Centre CA has already been reviewed and the final stage of consultations is now underway. The next phase of work is to review Bradford and Warminster Conservation Areas.

Key Issues

Aims and Objectives of each PPG

- To consider and recommend any alterations to the existing boundaries of the conservation area.
- To consider and recommend the renaming of the conservation area.
- To propose and implement a programme of initial consultation with the local community and other interested parties to seek views on the recommendations for boundary changes and to then put forward recommendations to Council.
- To review, amend and recommend the existing character assessment for Nos1 and 2, Bradford on Avon, including the addition of a management strategy, to Cabinet for public consultation.
- To prepare and recommend a character assessment and management strategy for Warminster to Cabinet for public consultation.
- To consider the results of the public consultation and recommend a final character assessment to Cabinet for each conservation area.

Timetable

A revised timetable showing the dates for consultation and Cabinet meetings is set out below:

<i>Trowbridge CA Character Assessment.</i>	<i>Public Consultation ends February 2006. Final -Adoption March 2006.</i>
Boundary Review for Bradford and Warminster CA's.	January- April 2006. PPG's set up in February 2006.
Consultation on boundary changes (if applicable)	April-June 2006
Agreement to Boundary Changes- Council meeting	July 06
Preparation of draft CA assessment /review of existing one.	May-July 2006
Consultation on Character Assessment.	Aug/Sept 2006
Date of final Cabinet Report and Adoption of assessment.	Oct 2006.

PPG Membership

It is proposed that the PPG for each town should be made up of the following:

- The Portfolio Holder for Planning and Development as Chair.
- Two Ward Members and or nominated Members.
- Two Town Councillors.
- Representatives from appropriate bodys/organisations like the Preservation Trust should they wish to be involved.
- Two lay representatives.
- Appropriate District Council Officers.

Effect on Strategies and Codes

The corporate strategies that may be effected by this report are:

- In identifying the character and important elements in each town centre this will also establish where the regeneration of each town should be targeted.
- The Town Councils and other local organisations within the locality for each area will be involved in robust consultation in this area of work.
- Development Control Officers will be able to use the character assessments to assist them in determining applications.

Risk Management Implications

The risk of Judicial Review is very unlikely providing the processes of review and public consultation are undertaken thoroughly, in line with Planning (Listed Buildings and Conservation Areas) Act 1990 and later Government Guidance in PPG15 and other advice.

Financial Implications

Cost of legal searches as part of the consultation exercise is to be covered by existing budgets in the policy section. A rough estimate on future costs can be obtained from those incurred from the searches that were carried out for the Trowbridge Conservation Area review. In that case the costs were in the region of £248 (31no. searches at £8.00 each.)

Legal issues

There is no right of appeal on the designation of conservation areas. The only course of action open to members of the public or organisations is to go for a Judicial Review.

Human rights

Within conservation areas, the permitted development rights extended to householders and commercial premises are more restricted than outside of Conservation Areas. This is so the special character and appearance of the Conservation Area can be preserved and enhanced in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990. Whilst the Act presents no specific requirements for consultation, it is recommended that a full and robust period of consultation is undertaken for any areas that are either to be designated or de-designated.

Recommendations

It is recommended that Cabinet:

- Recommends to Council the setting up of two PPG's, one for the review of Bradford conservation area and one for Warminster conservation area.
- Agree to the objectives, timetable and membership of these PPG's.

Background Papers

File Reference: Bradford on Avon Conservation Area Review.
 Bradford on Avon Character Assessment SPG Jan 2001
 Warminster Conservation Area Review
 Adopted Local Development Scheme, March 2005.
File Location: Planning Policy and Conservation Section.

Planning (Listed Buildings and Conservation Areas) Act 1990
PPG15 Planning and the Historic Environment. 1994.
Recent Guidelines on Conservation Areas published by English Heritage.

Plain English Guidance Given

WWDC/Cabinet/9/2/06