

# TEWKESBURY BOROUGH COUNCIL

<b>Report to:</b>	Executive Committee
<b>Date of Meeting:</b>	16 January 2019
<b>Subject:</b>	Stanton Conservation Area Character Appraisal
<b>Report of:</b>	Head of Development Services
<b>Corporate Lead:</b>	Deputy Chief Executive
<b>Lead Member:</b>	Lead Member for Built Environment
<b>Number of Appendices:</b>	One

## **Executive Summary:**

Stanton Conservation Area was first designated by Gloucestershire County Council on 4 June 1971. Responsibility passed to Tewkesbury Borough Council as the local planning authority on 1 April 1974. Tewkesbury Borough Council issued a basic character appraisal in August 1979. There has not been a review of the designation since that date. Under the Planning (Listed Buildings and Conservation Areas) Act 1990 local planning authorities are expected to review their conservation areas from time to time and formulate and publish proposals for the preservation and enhancement of conservation areas. Such proposals are known as Conservation Area Appraisals. In this instance Stanton Parish Council has commissioned an appraisal of the Conservation Area in consultation with the Borough Council. The appraisal recommends a number of changes to the boundary of the designated Conservation Area. A copy of the appraisal is attached at Appendix 1 to this report. This report seeks the adoption of the Stanton Conservation Area Character Appraisal as a material consideration in determination of planning applications.

## **Recommendation:**

- 1. To ADOPT the Stanton Conservation Area Character Appraisal set out in Appendix 1 to the report.**
- 2. To delegate to the Head of Development Services, the correction of any minor errors such as spelling, grammar, typographical and formatting changes that do not affect the substantive content of the Conservation Area Appraisal.**

## **Reasons for Recommendation:**

To approve for adoption the Stanton Conservation Area Character Appraisal.

## **Resource Implications:**

Resource implication on officer time to make any minor amendments as appropriate and attending to post adoption requirements.

**Legal Implications:**

Local Planning Authorities have a statutory duty under Section 69(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to review past designations from time to time to determine if any further parts of their area should be conservation areas. Local authorities also have a duty under Section 71(1) of the Act to formulate and publish proposals for the preservation and enhancement of conservation areas. Such proposals are known as Conservation Area Appraisals. Under Section 71(2) Conservation Area Appraisals shall be submitted for consideration to a public meeting in the area to which they relate, and under Section 71(3) the local planning authority shall have regard to any views concerning the proposals expressed by persons attending the meeting.

**Risk Management Implications:**

The absence of an up to date Conservation Area Appraisal could undermine the integrity of the designation and lead to inappropriate development being permitted in the Stanton Conservation Area, particularly through the appeals process. Moreover, as restrictions on permitted development rights apply to properties in Conservation Areas, it is important to ensure that all buildings/features that contribute to the character and appearance of the area are included in the designation so to avoid inappropriate alterations that would otherwise represent permitted development over which the Council cannot exercise control. Although an Article 4 Direction (removing certain permitted development rights) applies to most of the Stanton Conservation Area, not all of the buildings are subject to this.

**Performance Management Follow-up:**

Subject to the adoption of the Stanton Conservation Area Character Appraisal, its effectiveness in decision-making and plan-making will be monitored by Development Services. The condition of the Conservation Area will be monitored by Tewkesbury Borough Council and Historic England and would be considered for inclusion on the national 'Heritage at Risk Register' as appropriate.

**Environmental Implications:**

Conservation Area designation and appraisal helps to ensure that the character and appearance of historic areas are identified, retained and enhanced.

**1.0 INTRODUCTION/BACKGROUND**

**1.1** A Conservation Area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Planning proposals for new development within a conservation area will be subject to the relevant policies of the Council's adopted Local Plan and national policy guidance outlined within the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG). Stanton Conservation Area was first designated by Gloucestershire County Council on 4 June 1971. Responsibility passed to Tewkesbury Borough Council as the local planning authority on 1 April 1974. Tewkesbury Borough Council issued a basic character appraisal in August 1979. There has not been a review of the designation since that date.

**1.2** Under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 local planning authorities are expected to review their conservation areas from time to time. Local authorities also have a duty under Section 71(1) of the Act to formulate and publish proposals for the preservation and enhancement of conservation areas. Such proposals are known as Conservation Area Appraisals. In this instance Stanton Parish Council has commissioned an appraisal of the Conservation Area in consultation with the Borough Council.

## **2.0 STANTON CONSERVATION AREA APPRAISAL**

**2.1** The appraisal finds that the general appearance and condition of buildings of the Conservation Area are good with care and maintenance demonstrated throughout. It identifies however that there have been various incremental installations and alterations to buildings which, if they continue, could cumulatively harm the character and appearance of the conservation area. The Conservation Area is therefore under pressure from change which could result in a threat to its special character and appearance. The appraisal also identifies a number of other existing and potential threats, the recognition of which will assist with the areas management through the planning process.

**2.2** The appraisal recommends a number of proposed boundary changes (as shown at Map 2 – see Appendix 1) which are aimed at providing a more logical boundary to Stanton Conservation Area. The current 1971 boundary was drawn very tightly around the historic core of the village and has been superseded in places by subsequent development, so the proposed expansion will involve extending the conservation area to encompass the entirety of the built form. Furthermore, it will also make the boundary unambiguous and clearly identifiable on the ground by following topographical features recorded on up to date Ordnance Survey digital mapping. The appraisal recommends five areas into which the Conservation Area designation should be expanded, and one small area that should be deleted.

## **3.0 OTHER OPTIONS CONSIDERED**

**3.1** None.

## **4.0 CONSULTATION**

**4.1** None.

## **5.0 RELEVANT COUNCIL POLICIES/STRATEGIES**

**5.1** Tewkesbury Borough Local Plan to 2011.  
Joint Core Strategy.  
Emerging Tewkesbury Borough Plan (2011-2031).

## **6.0 RELEVANT GOVERNMENT POLICIES**

**6.1** National Planning Policy Framework.  
National Planning Practice Guidance.

**7.0 RESOURCE IMPLICATIONS (Human/Property)**

7.1 Resource implication on officer time to make any minor amendments as appropriate and attending to post adoption requirements.

**8.0 SUSTAINABILITY IMPLICATIONS (Social/Community Safety/Cultural/ Economic/ Environment)**

8.1 The Stanton Conservation Area Appraisal will help to ensure that the character and appearance of the Conservation Area is identified, retained and enhanced. It will therefore bring about positive sustainability benefits.

**9.0 IMPACT UPON (Value For Money/Equalities/E-Government/Human Rights/Health And Safety)**

9.1 None.

**10.0 RELATED DECISIONS AND ANY OTHER RELEVANT FACTS**

10.1 None.

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**Background Papers:** None.

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**Appendices:** 1 – Stanton Conservation Area Character Appraisal March 2018.