

# CONSERVATION AREA APPRAISAL AND MANAGEMENT PLANS: CONSULTATION

Report of Councillor I. Pritchard, Cabinet Member for Economic Growth, Development and Environment



Date: 10<sup>th</sup> April 2018  
Agenda Item: 3  
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Key Decision? NO  
Local Ward Members Hammerwich with Wall Ward:- Cllr K. Humphreys and Cllr D. Pullen  
Whittington and Streethay Ward:- Cllr D. Leytham, Cllr R. Strachan, Cllr A. White.

**CABINET**

## 1. Executive Summary

- 1.1 To inform Cabinet of proposed consultation in connection with draft conservation area appraisals and management plans for Wall conservation area ([Appendix A](#)) and Wigginton conservation area ([Appendix B](#)) and to request approval of the drafts and agreement to the consultation process.

## 2. Recommendations

- 2.1 That the Cabinet approve the draft conservation area appraisals and management plans for Wall ([Appendix A](#)) and Wigginton ([Appendix B](#)) Conservation Areas for consultation.

## 3. Background

- 3.1 Conservation Area Appraisals and Management Plans should be undertaken regularly on a rolling programme. They are an essential part of the process which aims to preserve and enhance the character and appearance of the conservation area and provide a foundation for future decision making.
- 3.2 The understanding of an area gained through undertaking an appraisal can help to inform policy and decision making through the Development Management process. Conservation Area Appraisals and Management Plans can also help to form a framework for Development Management guidelines. They can provide a sound defence on appeal in relation to various policies and Development Management decisions. The Wall and Wigginton Appraisals and Management Plans will form part of the evidence base for future reviews of the Local Plan.
- 3.3 A Conservation Area Management Plan can provide the basis for developing management proposals which aim to preserve or enhance the conservation area. Under Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 the Council has a duty 'from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas'. The management proposals take the form of mid- to long-term strategy, setting objectives for addressing the issues and recommendations for action arising from the appraisal and identifying any further or more detailed work needed for their implementation.

3.4 It is accepted best practise that involving the local community in evaluating what makes an area special, and where the boundaries of a conservation area should be drawn, is integral to the appraisal process. To this end a robust method of public consultation is followed which comprises the following

- seeking permission from the Cabinet to consult on a draft Appraisal and Management Plan;
- a 6 week consultation period, including letters to all residents residing within, and adjacent to, the relevant conservation area, the Parish Council, local civic groups and agents, with documents being made available over the internet and paper copies provided on request;
- full consideration of representations received and amendment of the document, as necessary;
- presentation of the document at a public meeting, generally a meeting of the relevant Parish or Town Council;
- a report to Overview and Scrutiny (Economic Growth, Environment and Development), taking on board comments received, and seeking approval of the revised document;
- if agreed, the report and document are returned to Cabinet and subsequently Full Council for formal ratification.

Alternative Options	<ol style="list-style-type: none"> <li>1. The alternative option is not to undertake conservation area appraisals. This would weaken the local planning authority's ability to seek to preserve or enhance the special character and appearance of the area when considering planning applications.</li> <li>2. An alternative would be not to carry out such robust public consultation. This is not considered to be best practise and the final documents would not carry the same amount of weight in the planning process.</li> </ol>
Consultation	<ol style="list-style-type: none"> <li>1. Ward Councillors have been e-mailed advising them of submission of this report and with a copy of the draft report.</li> <li>2. The details of the proposed consultation process are contained in point 3.4</li> </ol>
Financial Implications	<ol style="list-style-type: none"> <li>1. The cost of production of the documents and consultation exercises will be met from existing budgets.</li> <li>2. The implementation of recommendations in the management plan will either utilise existing resources and existing budgets or be funded from external bodies.</li> </ol>
Contribution to the Delivery of the Strategic Plan	<ol style="list-style-type: none"> <li>1. These proposals support the aims of the District Council's Strategic Plan 2016 -20 to be a clean, green and welcoming place to live and specifically to maintain and enhance our heritage.</li> </ol>
Equality, Diversity and Human Rights Implications	<ol style="list-style-type: none"> <li>1. In creating documents which contribute to the understanding and management of this conservation area, the Council is seeking to preserve and enhance this area for all future generations.</li> </ol>
Crime & Safety Issues	<ol style="list-style-type: none"> <li>1. The recommendations will have no discernible impact on our duty to prevent crime and disorder within the District (Section 17 of the Crime and Disorder Act, 1988).</li> </ol>

	Risk Description	How We Manage It	Severity of Risk (RYG)
A	Draft appraisal and management plans may not stand up to testing at appeal	By means of thorough consultation, based on best practice with robust processes, we can minimise the risk of challenge.	Yellow
B			
C			
D			
E			

### Background documents

- Draft conservation area appraisal and management plan for Wall
- Draft conservation area appraisal and management plan for Wigginton

### Relevant web links

Appendix A:

<https://www.lichfielddc.gov.uk/Council/Meetings-committees-and-papers/Cabinet/2018/04/10/Reports/Item-3-Appendix-A-Wall-Draft-Conservation-Area-Appraisal-Management-Plan-March-2018.pdf>

Appendix B:

<https://www.lichfielddc.gov.uk/Council/Meetings-committees-and-papers/Cabinet/2018/04/10/Reports/Item-3-Appendix-B-Wigginton-Draft-Conservation-Area-Appraisal-Management-Plan.pdf>