

Report for: INFORMATION



<b>Contains Confidential or Exempt Information</b>	NO - Part I
<b>Title</b>	Conservation Area Appraisal: Holyport
<b>Responsible Officer(s)</b>	Russell O'Keefe, Strategic Director of Corporate & Community Services
<b>Contact officer, job title and phone number</b>	Chris Hilton Director of Planning, Development and Regeneration 01628 685949
<b>Member reporting</b>	Councillor Derek Wilson
<b>For Consideration By</b>	Planning and Housing Overview and Scrutiny
<b>Date to be Considered</b>	14 July 2016
<b>Implementation Date if Not Called In</b>	Immediately
<b>Affected Wards</b>	Holyport

## REPORT SUMMARY

1. This report summarises the Planning Manager's recommendation to approve the amended draft Holyport Conservation Area Appraisal and boundary change to include the former Philberds Manor site following public consultation for use in planning decisions

## If recommendations are adopted, how will residents benefit?

Benefits to residents and reasons why they will benefit	Dates by which residents can expect to notice a difference
1. Adopting the amended appraisal would strengthen the powers of the Conservation area. Ultimately this will benefit, not only the residents of the areas concerns, but also residents across the Borough as the appropriate protection of the historic environment will raise the overall quality of the places in which people live, work and play.	July 2016 onwards

## 1. DETAILS OF RECOMMENDATIONS

**RECOMMENDATION:** That Planning and House Overview and Scrutiny:

**i. Consider that the Planning Manager is minded to approve the amended draft Holyport Conservation Area Appraisal including boundary changes following public consultation**

## **2. REASON FOR RECOMMENDATION AND OPTIONS CONSIDERED**

- 2.1 It is a statutory duty of local planning authorities (LPAs) to formulate and publish proposals for the preservation and enhancement of parts of their area which are conservation areas. This having taken place and the document amended to reflect comments made it is appropriate to approve the appraisal for use in planning decisions.

<b>Option</b>	<b>Comments</b>
<b>Do not adopt</b> the amended appraisal and boundary change following public consultation	This is not recommended as the previous appraisal document and boundary is now out of date and does not reflect the existing understanding of the character and appearance of the conservation area.
<b>Adopt</b> the amended document and boundary change	This is recommended as it provides an up to date appraisal of the character and appearance of the conservation area and amended boundary developed in accordance with up to date guidance and practice.

## **3 KEY IMPLICATIONS**

<b>Defined Outcomes</b>	<b>Unmet</b>	<b>Met</b>	<b>Exceeded</b>	<b>Significantly Exceeded</b>	<b>Date they should be delivered by</b>
No. of revised Conservation Area Appraisals completed	<1	2	3	>3	August 2016

- 3.1 There is an existing conservation area appraisal for Holyport which was prepared in 1994. This is available on the Council website with a map of the conservation area boundary.
- 3.2 Section 69(2) of the 1990 Act place a continuing duty on local planning authorities to consider from time to time whether they should designate new conservation areas or revise existing ones, including revise boundaries. General guidance from Historic England is that appraisals should be reviewed every 5 years. Officers are seeking to ensure that all appraisals are updated. There is a target to do two revised appraisals per year. Two were done in 2015 for Inner Windsor and Clarence Road/Trinity Place.
- 3.3 The key changes from the existing appraisal to the revised appraisal one is that the information and assessment on the character and appearance of the area is

updated, the boundary is amended to include the former Philberds Manor site and the objectives of the management plan have been updated.

#### 4. FINANCIAL DETAILS

##### Financial impact on the budget

- 4.1 The boundary change will require announcement in the London Gazette and one local paper which can be met within existing budgets. If the boundary change is challenged through judicial review there could be costs arising from this.

	<b>2015/16</b>	<b>2016/17</b>	<b>2017/18</b>
	Revenue £'000	Revenue £'000	Revenue £'000
Addition	£0	£0	£0
Reduction	£0	£0	£0

	<b>2015/16</b>	<b>2016/17</b>	<b>2017/18</b>
	Capital £'000	Capital £'000	Capital £'000
Addition	£0	£0	£0
Reduction	£0	£0	£0

#### 5. LEGAL IMPLICATIONS

- 5.1 Under the Planning (Listed Buildings and Conservation Areas) Act 1990 the Council has a duty to formulate and publish proposals for the preservation and enhancement of conservation areas.

#### 6. VALUE FOR MONEY

- 6.1 By producing informed documents that set out the special character and significance of places the Council is providing important guidance to those seeking to make changes as well as simply to inform residents, owners, businesses as to the value of these special places in the most economic, efficient and effective manner.

#### 7. SUSTAINABILITY IMPACT APPRAISAL

- 7.1 Not applicable.

#### 8. RISK MANAGEMENT

<b>Risks</b>	<b>Uncontrolled Risk</b>	<b>Controls</b>	<b>Controlled Risk</b>
That conservation areas are ill-defined and insufficiently protected	High	Completion of detailed appraisals, with consultation and adoption by the	Low

<b>Risks</b>	<b>Uncontrolled Risk</b>	<b>Controls</b>	<b>Controlled Risk</b>
		Council	

## **9. LINKS TO STRATEGIC OBJECTIVES**

9.1 The revised adopted appraisal will be residents first by improving the environment and economy of the area. It is value for money by investing in the future.

## **10. EQUALITIES, HUMAN RIGHTS AND COMMUNITY COHESION**

10.1 An EQIA screening was carried out in February prior to public consultation. No issues were raised.

## **11. STAFFING/WORKFORCE AND ACCOMMODATION IMPLICATIONS**

11.1 No implications.

## **12. PROPERTY AND ASSETS**

12.1 No implications.

## **13. ANY OTHER IMPLICATIONS**

13.1 No other implications.

## **14. CONSULTATION**

14.1 A 6-week public consultation was held between Friday 29th April 2016 and Monday 13th June 2016 for the new Holyport Conservation Area Appraisal and documents were available online and at Bray Parish Office in Holyport. One drop-in event was held on Thursday 19th May 2016.

14.2 Consultations were sent to statutory consultee and local groups, including those with a particular interest in the historic environment and the character and appearance of the area. Consultations to other RBWM Council departments were also sent out. A full list of consultees is available upon request.

14.3 Overall, turnout to the events was medium and response rates to the consultation was medium (total event turnout 14 people, 19 written responses).

14.4 The main issues raised in relation to the Holyport Conservation Area Appraisal were:

- Value of Hearne Drive and bungalows along Ascot Road to variety of architecture in the conservation area and to evidence the 20th century phase of development
- Traffic is an issue in the conservation area – expected to increase and should be addressed
- Character Area 4 makes a significant contribution to the conservation area

- Former Philberds Farm (now Cresswell Farm) should be retained, especially if the moated site is to be included in the conservation area
- Only one wooden fence fronting a bungalow in character area 4
- Volume of HGV's has been reduced in the area due to a weight limit restrictions and resident 'lorry watch'
- Hearne Drive has 3 open spaces
- Backdrop to Hearne Drive is very large, mature trees
- There is damage to granite setts in the village green area
- Too much emphasis given to traffic noise in conservation area
- Disagree with all reasons set out for boundary change to include Philberds Manor site

14.5 All comments received have been duly considered. Where appropriate the appraisal document will reflect those consultation comments.

14.6 The proposed boundary change to remove character area 4 has, on the basis of the consultation and review of this draft change, been removed and character area 4 will remain in Holyport Conservation Area. It is considered that there is some value in retaining the area because it clearly shows the development of the village into the 20th century and the continued change and progression of the village.

14.7 It is considered appropriate to also retain the farmsteads in character area 4 as they have a functional historical connection to the village, which it is important to include in the conservation area boundary.

14.8 The proposed inclusion of the moated Philberds Manor site (the building was demolished and replaced with another building which has also been demolished) has been objected to by the developer proposing development on the site. Including an area within the conservation area because of its historic interest and enhancement of the understanding of the significance of the village it does not preclude development occurring. Opportunities for the enhancement of the significance of the conservation area are always sought.

14.9 Other minor amendments made to the document reflect the various representations received during the consultation process both from residents and other interests and improve the document from the draft version consulted on.

## 15. TIMETABLE FOR IMPLEMENTATION

15.1

Date	Details
July 2016	Borough Planning Manager adopts appraisal for use in planning decisions

## 16. APPENDICES

- Appendix A full consultation report
- Appendix B Final Draft Maidenhead Town Centre Conservation Area Appraisal including maps

**17. BACKGROUND INFORMATION**

None.

**18. CONSULTATION (MANDATORY)**

<b>Name of consultee</b>	<b>Post held and Department</b>	<b>Date sent</b>	<b>Date received</b>	<b>See comments in paragraph:</b>
<b>Internal</b>				
Cllr Wilson	Lead Member for Planning			
Russell O'Keefe	Strategic Director Corporate and Community Services			
Rob Stubbs	Head of Finance			
Michaela Rizou	Cabinet Policy Officer			

**REPORT HISTORY**

<b>Decision type:</b>	<b>Urgency item?</b>
For information	Not urgent.

<b>Full name of report author</b>	<b>Job title</b>	<b>Full contact no:</b>
Rachel Fletcher	Senior Conservation Officer	01628 685 674

<b>Stages in the life of the report (not all will apply)</b>	<b>Date to complete</b>
1. Officer writes report ( in consultation with Lead Member)	
2. Report goes for review to head of service or DMT	
3. To specialist departments: eg, legal, finance, HR (in parallel)	
4. To lead member	
5. To CMT	
6. To the leader	
7. To overview or scrutiny, if a cabinet report	
8. To cabinet	

**REPORT ALTERATION TRACKING**

