

Report for: ACTION



Contains Confidential or Exempt Information	NO - Part I
Title	Cookham High Street Conservation Area Appraisal Consultation and Adoption
Responsible Officer(s)	Russell O'Keefe, Strategic Director Corporate and Community Services
Contact officer, job title and phone number	Jenifer Jackson, Head of Planning, 01628 796042
Member reporting	Cllr Wilson, Lead Member for Planning
For Consideration By	Planning and Housing Overview and Scrutiny
Date to be Considered	17 November 2016
Implementation Date if Not Called In	n/a
Affected Wards	Cookham Ward

REPORT SUMMARY

1. A review of the appraisal for Cookham High Street Conservation Area is needed to bring it inline with current Historic England guidance.
2. This report sets out planned consultation on the draft document. This is because local authorities have a duty under section 71(1) of the Planning (Listed buildings and Conservation Areas) Act 1990 to produce such documents and it is appropriate to consult publicly on the documents prior to formal adoption.
3. Following the outcome of the consultation it is recommended, that the approval of the document is subject to a decision by Cabinet before it is adopted for use in development management (Planning).
4. If adopted, there would be no financial implications arising.

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. Residents in the conservation area and those who live, work and visit the conservation area would be able to comment upon the appraisal and engage with the Royal Borough on the issues set out in the appraisal during the consultation period, prior to	December 2016-February 2017 (anticipated consultation period)

formal adoption.	
2. When adopted, residents and visitors would benefit from the up-to-date appraisal that would strengthen the powers of the conservation area. This would also have Borough-wide benefits by raising the standard of protection for the historic environment and improve the quality of places in which people live, work and spend leisure time.	May 2017 (anticipated adoption date)

1. DETAILS OF RECOMMENDATIONS

RECOMMENDATION: That Overview and Scrutiny

- i. Notes the draft appraisal and the intention to carry out public consultation.
- ii.

2. REASON FOR RECOMMENDATION(S) 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. In so doing, and in line with the Government's desire to engage with local communities, it is reasonable to consult the public on drafts of these Appraisals.

Option	Comments
Simply produce and adopt the appraisal with no consultation process .	This would not engage with the various communities with an interest in the area and would miss an excellent opportunity to gain further understanding of the value of the conservation area to them. This approach would result in a less robust appraisal that lacks the support of stakeholders.
Consult on the appraisal, and, following consultation, bring the revised conservation area proposals forward to Cabinet for adoption. This is the preferred option.	This engages with stakeholders and ensures proper consideration of the historic and architectural qualities and challenges of the area.

3. KEY IMPLICATIONS

3.1

Defined Outcomes	Unmet	Met	Exceeded	Significantly Exceeded	Date they should be delivered by
Conservation area appraisal consultation start	March 2017	February 2017	January 2017	December 2016	February 2017
Adoption of the revised conservation area appraisal	July 2017	June 2017	May 2017	April 2017	June 2017

4. FINANCIAL DETAILS

Financial impact on the budget

- 4.1 There are no financial implications, the work would be done within service budgets.

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. Such proposals are known as Conservation Area Appraisals and, as a reasonable part of this process, it is expected that the Council will consult when the proposals are at a draft stage in line with the 'Conservation Area Designation, Appraisal and Management' by Historic England 2016.

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

8.1

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

9. LINKS TO STRATEGIC OBJECTIVES

9.1 Through a revised and up to date conservation area appraisal in Cookham High Street designated Conservation Area this will improve the environment, and provide a clearly platform for development thus impacting on economy and transport. There are also benefits for the future (invest in the future), through the proper understanding of and management of an important heritage asset in the Borough, namely the Cookham High Street Conservation Area.

10. EQUALITIES, HUMAN RIGHTS AND COMMUNITY COHESION

10.1 EQIA is not considered necessary at this stage of the process.

11. STAFFING/WORKFORCE AND ACCOMMODATION IMPLICATIONS

11.1 None.

12. PROPERTY AND ASSETS

12.1 None.

13. ANY OTHER IMPLICATIONS

13.1 There is the possibility of public enquiries relating to the consultation that may involve front line staff.

14. CONSULTATION

14.1 The Appraisals will also be available online at www.rbwm.gov.uk for members of the public and interested groups to read through. Online response forms will be available.

14.2 The public consultation will also include large printed boards of information on the Appraisals key findings and the Management Plan Objectives being displayed in a publicly accessible location in Cookham throughout the 6 week consultation period. Printed copies of the appraisal will also be available in Maidenhead libraries. Response forms will also be available online and in the library and can be emailed or posted in to the Council.

14.3 Response forms will ask about:

- the accuracy of the Appraisals
- the information and assessment about the character and appearance of each Area
- the objectives in the management plan

15. TIMETABLE FOR IMPLEMENTATION

15.1

Date	Details
01/11/2016	Development of consultation information
01/11/2016	Approval of consultation information
05/12/2016	Consultation begins
23/01/2017	Consultation ends
23/01/2017	Results considered by officers and Lead Member
13/02/2017	Appropriate decision to be taken regarding adoption, or further consultation

16. APPENDICES

- Appendix 1 – Draft Cookham High Street Conservation Area Appraisal

17. BACKGROUND INFORMATION

None

18. CONSULTATION (MANDATORY)

Name of consultee	Post held and Department	Date sent	Date received	See comments in paragraph:
Internal				
Cllr D Wilson	Lead Member	7.11.16		
Russell O'Keefe	Strategic Director Corporate and Community Services		7.11.16	Throughout report
Alison Alexander	Managing Director/ Strategic Director Adults, Children and Health			
Simon Fletcher	Strategic Director Operations and Customer			

Name of consultee	Post held and Department	Date sent	Date received	See comments in paragraph:
	Services			
	Finance Partner			
	Cabinet Policy Officer			
External				

REPORT HISTORY

Decision type:	Urgency item?
Non-key decision	No

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