

Bath & North East Somerset Council		
MEETING/ DECISION MAKER:	Cllr. Tim Ball, Cabinet Member for Homes and Planning Cllr. Paul Crossley, Leader of the Council	
MEETING/ DECISION DATE:	On or after 19 th July 2014	EXECUTIVE FORWARD PLAN REFERENCE:
		E 2675
TITLE:	Hinton Blewett Conservation Area Appraisal	
WARD:	Mendip	
AN OPEN PUBLIC ITEM		
List of attachments to this report: 1. Hinton Blewett Conservation Area Appraisal 2. Hinton Blewett Conservation Area Appraisal Map		

1 THE ISSUE

Conservation area appraisals provide the justification for conservation areas by defining the special architectural and historic interest that warranted their designation. They also provide an opportunity to inform and involve local communities in maintaining the character that gives conservation areas their distinctiveness.

An appraisal of the Hinton Blewett Conservation Area was prepared in 2012. It includes:

- An assessment of the special interest
- A description of the architectural qualities
- Opportunities for enhancement
- Recommended management proposals
- A record of community involvement
- An explanation of the planning policy context
- References for policy and guidance

This report seeks formal adoption of the document by B&NES Council as the local planning authority.

2 RECOMMENDATION

- 2.1 The Cabinet Member and Council Leader are requested to consider that the Hinton Blewett Conservation Area Appraisal (July 2014) should be formally adopted by the Council for planning purposes.

3 RESOURCE IMPLICATIONS (FINANCE, PROPERTY, PEOPLE)

- 3.1 The Hinton Blewett Conservation Area Appraisal has been reviewed and updated by the Local Planning Authority and funded by the Council. There will be small costs incurred following the decision and adoption relating to minor administrative tasks.

4 STATUTORY CONSIDERATIONS AND BASIS FOR PROPOSAL

- 4.1 *Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on local authorities 'to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.' Conservation area appraisals are widely accepted as being one of the means for fulfilling that duty.*
- 4.2 *In addition, Paragraph 127 of the National Planning Policy Framework expects local authorities to be able to justify conservation area designations in terms of their special architectural or historic interest. Conservation area appraisals are the means by which the special interest can be set out.*

5 THE REPORT

- 5.1 The preparation of the Hinton Blewett Conservation Area Appraisal and formal adoption has gained significant support and is regarded as a key Council policy document in helping to protect and preserve the character and special qualities that Hinton Blewett possesses as an important historic settlement.

6 RATIONALE

- 6.1 An assessment of the special interest and a description of the architectural qualities; identify opportunities for enhancement; recommend management proposals; explanation of the planning policy context

7 OTHER OPTIONS CONSIDERED

None.

8 CONSULTATION

- 8.1 Consultation was undertaken with Hinton Blewett Parish Council, local community, wider community, B&NES Planning Services. A copy of the draft Hinton Blewett Conservation Area Appraisal was made available on the Council's website and hard copies made available to Hinton Blewett Parish Council and community and contributions were sought. A public meeting was organised by the Local Planning Authority at Hinton Blewett village hall on 28 April 2014 and a presentation was given of the Hinton Blewett Conservation Area Appraisal and this marked the beginning of the formal six-week consultation period. The presentation was well attended and well received. The draft document was considered and commented on by Hinton Blewett Parish Council taking advice from constituents as necessary. Some minor amendments were suggested and the relevant changes to the document were accordingly made in response. No other relevant consultation comments were received.

9 RISK MANAGEMENT

- 9.1 A risk assessment related to the issue and recommendations has been undertaken, in compliance with the Council's decision making risk management guidance.

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Background papers	<i>Appendix 1: Hinton Blewett Conservation Area Appraisal 2: Hinton Blewett Conservation Area Appraisal Map</i>
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