

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 18th July 2014	EXECUTIVE FORWARD PLAN REFERENCE:
		E 2648
TITLE:	Combe Hay Conservation Area Appraisal	
WARD:	Bathavon West	
AN OPEN PUBLIC ITEM		
List of attachments to this report: 1. Combe Hay Conservation Area Appraisal 2. 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 Combe Hay Conservation Area was prepared in 2011. 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

Resources to take the appraisal forwards have now been made available by Coombe Hay Parish Council and 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 Combe Hay Conservation Area Appraisal (July 2014) should be formally adopted by the Council for planning purposes.

3 RESOURCE IMPLICATIONS (FINANCE, PROPERTY, PEOPLE)

- 3.1 The Combe Hay Conservation Area Appraisal has been reviewed and updated by a heritage consultant and has jointly funded by Combe Hay Parish Council and 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 Combe Hay 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 Combe Hay 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; review and propose for two boundary extensions; explanation of the planning policy context

7 OTHER OPTIONS CONSIDERED

None.

8 CONSULTATION

- 8.1 Consultation was undertaken with Parish Council, local community, B&NES Planning Policy. A copy of the draft Combe Hay Conservation Area Appraisal was made available on the Council's website and hard copies made available to Combe Hay Parish Council and contributions were sought. The draft document was considered and commented on by the Combe Hay Parish Council taking advice from constituents as necessary and the Conservation Area Appraisal was amended accordingly.

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.

Contact person	<i>Adrian Neilson 01225 477020</i>
Background papers	<i>Appendix 1: Combe Hay Conservation Area Appraisal</i>
Please contact the report author if you need to access this report in an alternative format	