

## Bath & North East Somerset Council

DECISION MAKER:	<b>Cllr. Tim Ball, Cabinet Member for Homes and Planning</b> <b>Cllr. Paul Crossley, Leader of the Council</b>	
DECISION DATE:	<b>On or after 17<sup>th</sup> May 2014</b>	EXECUTIVE FORWARD PLAN REFERENCE:
		<b>E 2647</b>
TITLE:	<b>South Stoke Conservation Area Appraisal</b>	
WARD:	Bathavon South	
<b>AN OPEN PUBLIC ITEM</b>		
<b>List of attachments to this report:</b>		
<b>1. South Stoke Conservation Area Consultation Response Analysis</b>		
<b>2. South Stoke Conservation Area Appraisal</b>		

### 1 THE ISSUE

*1.1 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.*

### 2 RECOMMENDATION

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

2.2 That the two extensions to the South Stoke Conservation Area defined in the appraisal should be designated with immediate effect: an area on the northwest side of the conservation area to include Brantwood House and its estate and an area to the northeast on the north side of Packhorse Lane associated with the former Clifford's Nurseries

### **3 RESOURCE IMPLICATIONS (FINANCE, PROPERTY, PEOPLE)**

- 3.1 Resources to take the appraisal forwards have now been made available by South Stoke Parish Council and this report seek formal adoption of the document by B&NES Council as the local planning authority. The South Stoke Conservation Area Appraisal has been reviewed and updated by a heritage consultant with funding from South Stoke Parish Council. There will be a small administrative cost in posting the document on the Council's website and publicising the boundary changes including an advertisement in the London Gazette and the local press in accordance with legislative requirements.

### **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 South Stoke Conservation 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 South Stoke 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 South Stoke Conservation Area Appraisal was made available on the Council's website and hard copies made available to South Stoke Parish Council and contributions were sought. The draft document was considered and commented on by the South Stoke Parish Council taking advice from constituents as necessary.

## 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.

<b>Contact person</b>	<i>Adrian Neilson 01225 477020</i>
<b>Background papers</b>	<i>Appendix 1: South Stoke Conservation Area Consultation Response Analysis</i>  <i>Appendix 2: South Stoke Conservation Area Appraisal</i>
<b>Please contact the report author if you need to access this report in an alternative format</b>	