

Single Member Cabinet Decision

**Executive
Forward Plan
Reference****E2647****South Stoke Conservation Area Character Appraisal**

Decision maker/s	Cllr Tim Ball, Cabinet Member for Homes and Planning Cllr Paul Crossley, Leader of the Council
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.
Decision Date	21 May 2014
The decision	The Cabinet Members agree that: 1. That the South Stoke Conservation Area Appraisal (March 2014) should be formally adopted by the Council for planning purposes. 2. That the two extensions to the South Stoke Conservation Area defined in the appraisal should be designated with immediate effect: i. An area on the northwest side of the conservation area to include Brantwood House and its estate, and ii. An area to the northeast on the north side of Packhorse Lane associated with the former Clifford's Nurseries
Rationale for decision	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. E2633 Heritage Services Business Plan 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.
Financial and budget implications	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.
Issues considered	Customer focus, Heritage, Planning, Sustainability
Consultation undertaken	Parish Council, local community, B&NES Planning Policy
How consultation was carried out	Contributions were sought from members of the Parish Council and the wider community and the Character Appraisal was placed on the Council's website and hard copies were provided where required. The

	draft document was considered and commented on by the South Stoke Parish Council taking advice from constituents as necessary. Other consultation responses were provided by other members of the wider community and B&NES officers and these were also considered.
Other options considered	None.

Signatures of Decision Makers	
Date of Signature	
Subject to Call-in until 5 Working days have elapsed following publication of the decision	