

## Bath & North East Somerset Council

MEETING/ DECISION MAKER:	<b>Cllr. Tim Ball, Cabinet Member for Homes and Planning</b> <b>Cllr Ben Stevens, Cabinet Member for Sustainable Development</b>	
MEETING/ DECISION DATE:	<b>On or after 16 March 2015 (for single Member decision)</b>	EXECUTIVE FORWARD PLAN REFERENCE:
		E 2743
TITLE:	<b>Consultation draft Keynsham Conservation Area Appraisal, Conservation Area boundary change map &amp; Conservation Area Management Plan</b>	
WARD:	Keynsham	
<b>AN OPEN PUBLIC ITEM</b>		

### 1 THE ISSUE

- 1.1 The preparation of the draft Keynsham Conservation Area Appraisal, Conservation Area boundary changes map and Conservation Area Management Plan has internal and external support. It is anticipated that the documents will form key Council planning policy documents to enable informed decisions regarding alteration and development for the enhancement and preservation of the character and special qualities of Keynsham Conservation Area, as an important historic settlement, and to inform current and future regeneration strategies.
- 1.2 Furthermore, Keynsham Conservation Area has been assessed as at risk and as such is included on the Conservation Areas at Risk Register administered by English Heritage. It is anticipated that the documents will provide the basis and impetus for enhancement that will result in the Conservation Area no longer being at risk.

### 2 RECOMMENDATION

- 2.1 The Cabinet Members are requested to give permission for a six week public consultation on the draft Keynsham Conservation Area Appraisal, Conservation Area boundary change map & Conservation Area Management Plan.

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

- 3.1 The draft Keynsham Conservation Area Appraisal, Conservation Area boundary change map & Conservation Area Management Plan are being funded from a Council budget held by the Keynsham & Somer Valley Regeneration Board.
- 3.2 The project to deliver the documents is being led by the Planning and Conservation Team, B&NES Council Planning Services.

## **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 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 and special qualities.
- 5.2 In response to this statutory requirement a conservation area appraisal, revised conservation area boundary and Conservation Area Management Plan are currently being prepared for Keynsham. Drafts documents are now completed for public consultation.
- 5.3 When preparing a character appraisal it is best practice to review the boundary of the conservation area hence the presentation of a revised boundary.
- 5.4 The character appraisal follows English Heritage guidance and includes:
- An assessment of the special historic and architectural interest and character
  - A description of the architectural qualities
  - Opportunities for enhancement
  - Recommended Conservation Area boundary changes
  - Recommended management proposals
  - A record of community involvement
  - An explanation of the planning policy context
  - References for policy and guidance
- 5.5 An outline of management proposals which will form the basis of the management plan has been prepared. The final management plan will both compliment the appraisal and be informed by it. It will recommend improvement and enhancement proposals.
- 5.6 The draft Keynsham Conservation Area Appraisal, Conservation Area boundary change map & Conservation Area Management Plan are being developed in close cooperation with the key stakeholders both internally and externally including Keynsham and Somer Valley Development Board, local amenity groups and Keynsham Town Council.
- 5.7 Funding to take the appraisal, proposed boundary change map and management plan forward were made available by the Keynsham & Somer Valley Regeneration Board and this report seeks permission to undertake a six week public consultation.

## 6 RATIONALE

- 6.1 Assess the special interest and character and a description of the architectural qualities; identify opportunities for enhancement; recommend management proposals; review and propose boundary changes; explanation of the planning policy context.

## 7 OTHER OPTIONS CONSIDERED

None.

## 8 CONSULTATION

- 8.1 The draft Conservation Area Appraisal, proposed boundary change map and Conservation Area Management Plan are being developed in close cooperation with key stakeholders both internally and externally including Keynsham and Somer Valley Development Group, local amenity groups and Keynsham Town Council.
- 8.2 Formal public consultation will be wide and will include the Town Council, local community including local amenity groups, B&NES Council and with the wider community. A copy of the draft Keynsham Conservation Area Appraisal and Management Plan will be made available on the Council's website and the public consultation will be advertised in the local press. Following the public consultation all contributions will be scrutinised and the Conservation Area Appraisal will be amended accordingly and where appropriate the Management Plan prepared.

## 9 RISK MANAGEMENT

There is a risk to the Council associated with not undertaking a public consultation process. No other risks have been identified at this stage.

<b>Contact person</b>	<i>Adrian Neilson 01225 477020</i>
<b>Background papers</b>	<ul style="list-style-type: none"><li>• Draft Keynsham Conservation Area Appraisal</li><li>• Draft Keynsham Conservation Area boundary changes map</li><li>• Draft Keynsham Conservation Area Management Plan</li></ul>
<b>Please contact the report author if you need to access this report in an alternative format</b>	