

<b>Bath &amp; North East Somerset Council</b>		
MEETING/DECISION MAKER:	<b>Cllr. Liz Richardson, Cabinet Member for Homes and Planning</b> <b>Cllr. Tim Warren, Leader of the Council</b>	
MEETING/DECISION DATE:	<b>On or after 19 November 2016 (for single Member decision)</b>	EXECUTIVE FORWARD PLAN REFERENCE:
		E2913
TITLE:	<b>Keynsham Conservation Area Appraisal &amp; Keynsham Conservation Area Management Plan</b>	
WARD:	Keynsham	
<b>AN OPEN PUBLIC ITEM</b>		
<b>List of attachments to this report: 1. Keynsham Conservation Area Appraisal &amp; Keynsham Conservation Area Management Plan and Consultation Response Log</b>		

## 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 Keynsham Conservation Area was prepared in 2015. 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

It is accompanied by the Keynsham Conservation Area Management Plan which identifies opportunities for enhancement.

Resources to take the appraisal forwards have been made available by the Council and this report seeks formal adoption of the documents by B&NES Council as the local planning authority.

## 2 RECOMMENDATION

- 2.1 The Cabinet Members are requested to consider that the Keynsham Conservation Area Appraisal & Keynsham Conservation Area Management Plan should be formally adopted by the Council.

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

- 4 The Keynsham Conservation Area Appraisal and Management Plan have been undertaken in collaboration with a heritage consultant and funded by the Council. There will be small costs incurred following the decision and adoption relating to minor administrative tasks including the advertising of the changes to the Conservation Area boundary.

### **5 STATUTORY CONSIDERATIONS AND BASIS FOR PROPOSAL**

*5.1 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.*

*5.2 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.*

### **6 THE REPORT**

- 6.1 The preparation of the Keynsham Conservation Area Appraisal and Management Plan 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 Keynsham Conservation Area possesses as an important historic settlement.

### **7 RATIONALE**

- 7.1 An assessment of the special interest and a description of the architectural qualities; identify opportunities for enhancement; recommend management proposals; review and propose boundary extension; amalgamation of the two, existing Conservation Areas; explanation of the planning policy context

### **8 OTHER OPTIONS CONSIDERED**

None.

### **9 CONSULTATION**

- 10 Consultation comprised: display and questionnaire in Keynsham Library; notification in local press, Council website (which included copies of the appraisal and management plan and questionnaire; cross service, collaborative drop-in public event with Highways, Planning Policy and Regeneration held in Keynsham for local community; hard copies of the Appraisal, Management Plan and questionnaire made available in Library and Town Council offices; further, specific public meeting event including a presentation held in the Civic Centre. The draft documents were considered and commented on as part of the public consultation process and were amended as required.

### **11 RISK MANAGEMENT**

11.1 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: Keynsham Conservation Area Appraisal &amp; Conservation Area Management Plan and Consultation Response Log</i>  <i>Website link: <a href="http://www.bathnes.gov.uk/services/planning-and-building-control/conservation-areas/keynsham-conservation-area-appraisal-and">http://www.bathnes.gov.uk/services/planning-and-building-control/conservation-areas/keynsham-conservation-area-appraisal-and</a></i>
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