

Bath & North East Somerset Council		
MEETING/ DECISION MAKER:	Cllr Liz Richardson, Cabinet Member for Homes and Planning Cllr Tim Warren, Leader of the Council	
MEETING/ DECISION DATE:	On or after 19 May 2017	EXECUTIVE FORWARD PLAN REFERENCE:
		E 2968
TITLE:	Public consultation on draft character appraisals, proposed boundary changes and management proposals for the Midsomer Norton/Welton, Saltford and Queen Charlton Conservation Areas.	
WARD:	Midsomer Norton, Welton, Saltford and Compton Dando	
AN OPEN PUBLIC ITEM		
List of attachments to this report:		
Appendix 1: Midsomer Norton and Welton Conservation Area Character Appraisal		
Appendix 2: Midsomer Norton and Welton Proposed Boundary changes map		
Appendix 3: Midsomer Norton and Welton Character Areas map		
Appendix 4: Midsomer Norton and Welton Character Appraisal map		
Appendix 5: Saltford Conservation Area Conservation Area Character Appraisal		
Appendix 6: Saltford Proposed Boundary Changes map		
Appendix 7: Saltford Character Areas map		
Appendix 8: Saltford Character Appraisal map		
Appendix 9: Queen Charlton Conservation Area Character Appraisal		
Appendix 10: Queen Charlton Boundary Changes map		
Appendix 11: Queen Charlton Character Appraisal map		
Appendix 12: Equality Impact Assessment/Equality Analysis		
Appendix 13: Risk Assessment		

1 THE ISSUE

- 1.1 Draft conservation area character appraisals and management proposals have been prepared for the Midsomer Norton/Welton, Saltford and Queen Charlton Conservation Areas, including proposed changes to the boundaries. This has involved internal liaison with the relevant council services and external liaison with the relevant town and parish councils. Public consultation needs to take place on the draft appraisals, proposed boundary changes and management proposals. Once finalised the appraisals will enable better informed development management decisions regarding the conservation and enhancement of local character, as well as informing current and future council strategies.

2 RECOMMENDATION

- 2.1 The Cabinet Members are requested to give permission for a six week public consultation from late May to mid-July 2017 on the draft Midsomer Norton/Welton,

Saltford and Queen Charlton Conservation Area Character Appraisals, proposed conservation area boundary changes and management proposals.

3 RESOURCE IMPLICATIONS (FINANCE, PROPERTY, PEOPLE)

- 3.1 The draft appraisals are being funded within the existing Local Development Framework budget. The budget includes procurement costs for a conservation specialist to prepare the necessary documents and for an external graphic designer to prepare the public consultation display material.
- 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 ("Act") 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 character appraisals are widely accepted as the means for fulfilling that duty.
- 4.2 Section s69(2) of the Act states: "It shall be the duty of a local planning authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated as conservation areas; and, if they so determine, they shall designate those parts accordingly". The proposed changes to the boundaries of the various conservation areas are proposed pursuant to that duty.
- 4.3 In addition, Paragraph 127 of the National Planning Policy Framework expects local authorities to justify conservation area designations in terms of their special architectural and historic interest. Conservation area character appraisals are the means by which the special interest can be set out.

5 THE REPORT

- 5.1 Conservation area character appraisals provide the justification for designating an area as a conservation area by defining its special architectural and historic interest. They also provide an opportunity to review existing designations and as part of the process to involve local communities in maintaining the character that gives such areas their local distinctiveness and special qualities.
- 5.2 In response to this statutory requirement, conservation area character appraisals and management proposals have been drafted for the Midsomer Norton/Welton, Saltford and Queen Charlton conservation areas. When preparing a character appraisal it is best practice to review the boundary of the conservation area, and this is included in the scope of work carried out.

The draft documents are now completed for public consultation. They follow Historic England guidance, and for each of the conservation areas include:

- An assessment of the special historic and architectural interest and character
- A description of the architectural qualities
- Recommended boundary changes
- Opportunities for enhancement
- Recommended management proposals
- A record of community involvement
- An explanation of the planning policy context
- References for policy and guidance

- 5.3 Management proposals have been drafted which will form the basis of a management plan for each area, including improvement and enhancement proposals. The final management plan will both compliment the appraisal and be informed by it.
- 5.4 The draft appraisals, management proposals and associated maps have been developed in close cooperation with key internal stakeholders, including the ward councillors, and externally with the Midsomer Norton Town Council and the Compton Dando and Saltford Parish Councils.
- 5.5 The work is being funded from the existing Local Development framework budget and this report seeks permission to undertake a six week public consultation on all three appraisals from the end of May to mid-July this year.

6 RATIONALE

- 6.1 This current exercise is taking place pursuant to the local planning authority's continuing duty under the relevant planning legislation to review its conservation areas. For each area it has assessed the special interest and character, identified opportunities for enhancement, recommended management proposals, reviewed and proposed boundary changes and provided the planning policy context. This work will enable better informed development management decisions to be made regarding the conservation and enhancement of local character, and also inform current and future council strategies

7 OTHER OPTIONS CONSIDERED

- 7.1 None

8 CONSULTATION

- 8.1 The draft conservation area character appraisals, proposed boundary changes and conservation area management proposals are being developed in close cooperation with key stakeholders both internally and externally. Internally this has included the local ward members and relevant officers. The Midsomer Norton Town Council and Compton Dando and Saltford Parish Councils were informally consulted on the work at the early stage of preparing the draft documents, and meetings were held with their representatives, together with local ward members.
- 8.2 Formal public consultation from the end of May to mid-July will be locally advertised and include the Midsomer Norton Town Council, the Compton Dando and Saltford Parish Councils and the local communities. The relevant services within Bath & North East Somerset Council will also be further consulted at this time. A copy of the draft documents and maps will be made available on the Council's website together with hard copies deposited for viewing at local libraries. A 'drop-in' session for the local communities will be held in each area with display panels and officers in attendance. Following the public consultation all contributions will be scrutinised and the conservation area character appraisals, proposed boundary changes and management plans amended accordingly. They will then require formal approval and adoption by the council for development management purposes, including publishing the relevant notices regarding any boundary variations, as required by the legislation.

9 RISK MANAGEMENT

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

Contact person	<i>John Davey 01225 477675</i>
Background papers	<i>Please see the list of attachments above which will be available for inspection during the consultation period on the council's planning policy web site. Hard copies will be available for inspection at the council's Manvers Street offices in Bath, Midsomer Norton Town Hall and Library and Saltford and Keynsham libraries.</i>
Please contact the report author if you need to access this report in an alternative format	