

Wards affected:

Barby and Kilsby

Strategy Group – 9th January 2020

**Ashby St. Ledgers Conservation Area Designation,
Appraisal and Management Plan**

Strategic Planning Issues

1. Purpose of Report

To consider the responses to the consultation exercise on the draft Ashby St. Ledgers Conservation Area Appraisal and Management Plan and propose changes to the Appraisal and further steps to implement the outcomes.

2. Advice

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| That it be RECOMMENDED: | <ol style="list-style-type: none">1. That the proposed conservation area boundary as set out in Appendix B be designated and this supersedes the designation made in 1997.2. That the proposed changes to the Ashby St. Ledgers Conservation Area Appraisal and Management Plan in response to representations, as set out in Appendix A be approved.3. That further minor editorial changes be made to the Ashby St. Ledgers Conservation Area Appraisal and Management Plan including to reflect the fact that the document will be in its final adopted form.4. That the Conservation Area Appraisal and Management Plan for Ashby St. Ledgers be adopted as a Supplementary Planning Document.5. That the Local List entries for Ashby St. Ledgers set out in Appendix C be agreed.6. That further work be undertaken for proposed Article 4 Directions for Ashby St. Ledgers and that a further report be presented to Strategy Group in due course. |
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3. Introduction

The District Council has a statutory duty under the 1990 Planning (Listed Buildings and Conservation Areas) Act to review its conservation areas and to designate new conservation areas where they meet appraisal criteria. At its meeting on 12th September 2019 Strategy Group resolved that consultation should take place on the

draft Conservation Area Appraisal and Management Plan for Ashby St. Ledgers village. The consultation is now complete.

4. Information

4.1 Consultation

The Ashby St. Ledgers Conservation Area Appraisal and Management Plan consultation document was subject to a formal six week public consultation which ended on 4th November 2019. This followed an initial exhibition held in Ashby St. Ledgers Village Hall on 20th May 2019. During the consultation period a second exhibition was also held in the village hall on 15th October 2019.

No responses were received via the online survey, whilst one written response was received via email.

Appendix A sets out the response received and the proposed resulting actions. A copy of the original response has also been placed in the Members' Room for information.

4.2 Responses

The response received and proposed actions in relation to it are set out in Appendix A. In summary, the respondent thanked the Council for the opportunity to comment but did not seek any changes to be made.

Historic England did not seek any changes.

There were no specific responses regarding the proposed Article 4 Directions.

4.3 Conservation Area Proposals

The proposals at Ashby St. Ledgers suggested extending the conservation area in six areas and reducing it in four. The largest of the extensions covers a large field to the east of the village, part of which falls within the Registered Park and Garden. Two extensions on the west side of the village cover fields where there are medieval archaeological earthworks, one of these covers part of the Scheduled Monument. Four minor reductions have the purpose of altering the boundary to reflect changes that have taken place to the modern fence line to the west of Ashby St. Ledgers Farm since the conservation area boundary was designated in 1997.

The proposals also identified eight candidates for the Local List, including seven buildings and one archaeological site that all lie within the conservation area.

4.4 Article 4 Directions

The draft appraisal included initial proposals for Article 4 Directions in Section 10.2. There are no suggested changes as a result of the consultation exercise and therefore it is suggested that Article 4 Directions be prepared for the proposed restrictions set out in the draft appraisal. As noted in the appraisal a separate consultation exercise is desirable before an Article 4 Direction is brought into force. Some additional work

before detailed proposals for formal consultation on such a direction is required. It is proposed to complete this and report to Strategy Group to seek authorisation to consult in due course.

5. Implications

5.1 Financial – Adopting the Appraisal and designating a new conservation area would have no material financial effects. Minor costs for placing adverts in the London Gazette and a local newspaper will be covered from existing budgets.

5.2 Personnel – Adopting the Appraisal and designating the new conservation area boundary involves certain processes. This can be accommodated within existing resources.

5.3 Legal/Constitutional – Supplementary Planning Documents (SPDs) are defined by the Planning and Compulsory Purchase Act 2004. The detailed requirements for SPDs and their adoption are provided by the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on local authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Directions under Article 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (No. 596) require planning permission to be obtained for works which would otherwise be permitted development.

5.4 Environmental – The Appraisal should help to improve the quality of development in the village. It is unlikely to have any impact on biodiversity.

5.5 Policy – The SPD would supplement existing policies, predominantly policies in the West Northamptonshire Joint Core Strategy, the 1997 Local Plan saved policies, and the Emerging Settlements and Countryside Local Plan. By promoting good quality development and engaging local people they would also help address a number of Community Strategy and Corporate Plan objectives.

5.6 ICT – Adopting this document would not require any additional or modified Council ICT.

5.7 Crime and Disorder – It is unlikely that the adoption of this document would have any material effect on crime or disorder.

5.8 Human Rights – Adoption of this document should not adversely affect any Convention right. Whilst property within the conservation area is subject to additional controls over changes, the interference with the First protocol, Article 1 provisions on the protection of property are considered to fall within the permitted scope of such regulations.

5.9 Equalities – The preparation of the Appraisal enables all sectors of the community to get involved and influence the planning system. It is not considered that any of the

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proposed policies would result in direct discrimination on the grounds of any of the protected characteristics, and any indirect discrimination would be remote from the policies and justified as proportionate means of achieving legitimate ends, including involvement of the community in policy making and preserving the character of the village concerned.

6. Conclusions

The Ashby St. Ledgers Conservation Area Appraisal and Management Plan has been through a consultation exercise, the results of which have been considered. Subject to some amendments, it is suggested that the Appraisal should be adopted and the proposed conservation area boundary be agreed. It is also suggested that the local list entries for Ashby St. Ledgers are agreed and that further work takes place on proposals for Article 4 Directions.

S P Bowers
Executive Director (Business)

Background papers:
Report to September 2019 Strategy Group. Ashby St. Ledgers Conservation Area CAAMP consultation.

Previous minutes:
SG.120919/10

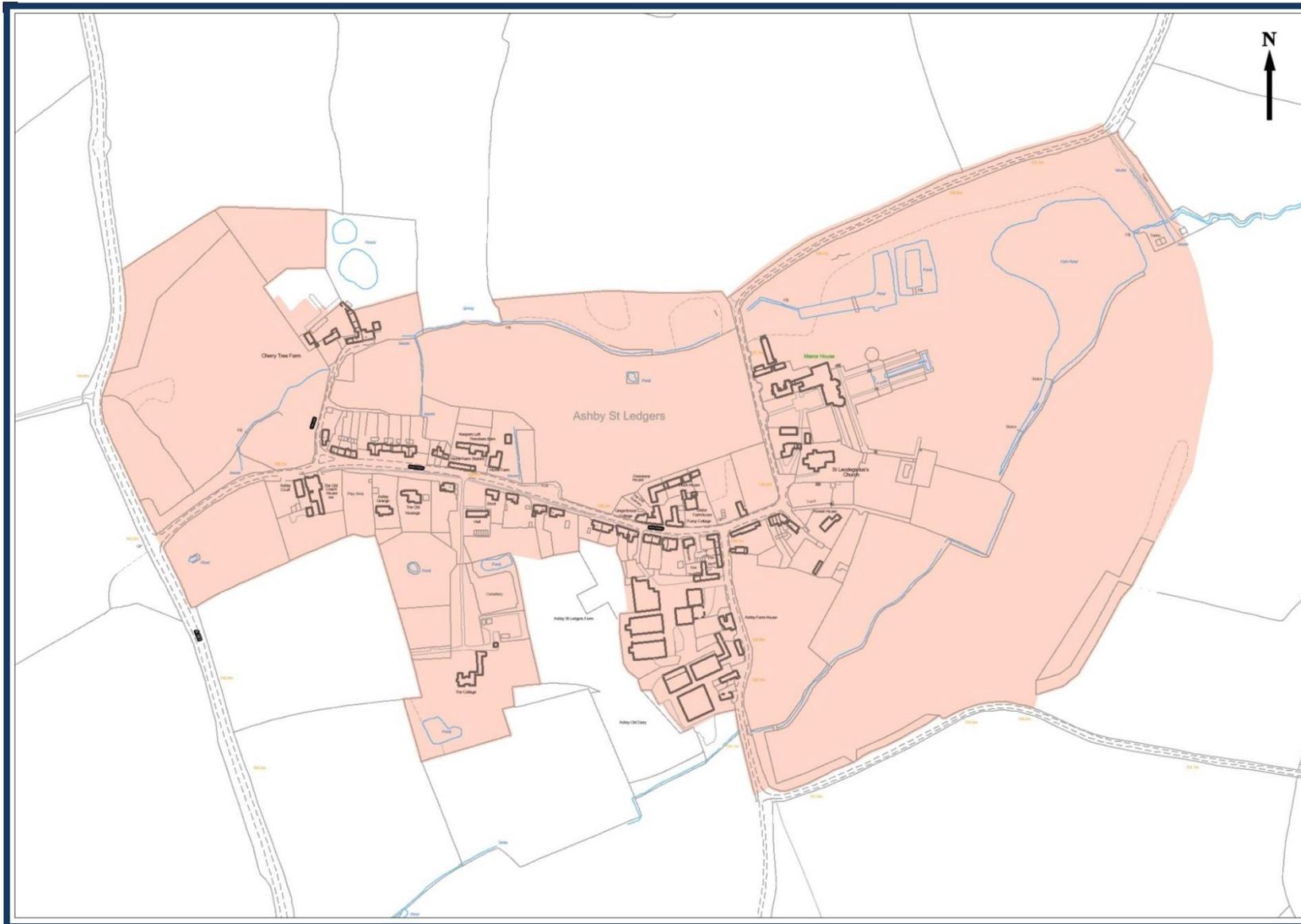
Contact Officer: Anna Wilson
Extension: 2291
File reference: L418

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Appendix A – Written responses

| Respondent | Comments | Suggested Response | Suggested Action |
|---|--|--------------------|------------------|
| Nathan Makwana, Anglian Water Services Limited | Thank you for your email and the opportunity to comment on the various Conservaton Area Appraisal consultations currently being undertaken. Having reviewed the amended area of Ashby St. Ledgers I can confirm that Anglian Waters have no comment to make. | Comments welcomed. | No change |

Appendix B –
Proposed
Conservation
Area Map



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Appendix C – Local List Entries for Ashby St. Ledgers

Main Street

The Old School, 26 Main Street

The Old Coach House Public House

Barn on the north side of Main Street opposite The Orchard

Medieval archaeological earthworks on south side of Main Street and east of the A361

Watford Road

Ashby Old Dairy Buildings