

Wards affected:

Welford

Strategy Group – 9th January 2020

Conservation Area – Welford

Strategic Planning

1. Purpose of Report

To seek agreement to consult on the draft Welford Conservation Area Appraisal and Management Plan (2020).

2. Advice

That it be RESOLVED:	That consultation be undertaken on: 1. The draft Welford Conservation Area Appraisal and Management Plan (Appendix A) 2. Article 4(1) Directions controlling development with regards to: <ul style="list-style-type: none">• Alteration of windows• Alteration of doors• Alteration of roofing material• Painting exterior of dwellings• Alterations or removal of historic signage• Alterations to, removal or replacement of cobbled surfaces
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3. Introduction

Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local authorities to review existing conservation areas and make new designations from time to time. Appraisals therefore need to be undertaken in accordance with the National Planning Policy Framework (2019), as well as updated guidance from Historic England, *Conservation Area Designation, Appraisal and Management* (2019) as well as the Act.

Daventry District currently has 28 conservation areas. The Council is now undertaking an appraisal project to assess their condition and possibly designate new areas.

4. Information

4.1 Current Position

Report reference: SG.090120/4

Welford is not currently designated as a conservation area. As such, this is the first opportunity to appraise the architectural and historic interest of Welford to assess whether any parts of the village merit a conservation area.

Welford village has a high proportion of buildings that are listed and also a significant number that are non-designated heritage assets of significance. Although there has been development in the form of several 20th and 21st century housing estates, the village has retained its medieval street pattern and a number of roads have seen little development and therefore have a strong architectural and historic character.

During the appraisal Welford Wharf, which lies immediately north of the village, was identified as being of special architectural and historic interest. The site lies in Harborough District, Leicestershire. Harborough District Council advised that it is within the Grand Union Canal Conservation Area. Information gathered about Welford Wharf as part of the appraisal process has been shared with Harborough District Council.

The draft Appraisal and Management Plan sets out proposals for a conservation area that covers the High Street, Church Lane, West Street, West End, Hall Lane and the area of medieval settlement earthworks to the west of the village.

4.2 Proposed Conservation Area Appraisal and Management Plan

The proposed draft Welford Conservation Area Appraisal and Management Plan set out at Appendix A:

- Describes the historic and aesthetic significance and character of the Welford area.
- Sets out a spatial analysis and an architectural analysis based on its significance in the Appraisal, in order to inform and guide future development and conservation policy.
- Assesses potential threats to the special character of the area and makes recommendations for its preservation and enhancement in the Management Plan.
- Proposes a conservation area designation that includes the High Street, Church Lane, West Street, West End, Hall Lane and medieval settlement earthworks to the west of the village.
- Includes proposals to identify a number of buildings which are considered important, but are unlikely to qualify for listed status, as locally listed buildings.
- Suggests introducing Article 4 directions at specific locations to protect historic features, such as fenestration and doors.

It is suggested that following consultation the Appraisal be adopted as a Supplementary Planning Document to ensure that it has appropriate weight in decision making. In order to do this the relevant procedures would be followed.

4.3 Consultation

Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires of local authorities that they hold a public meeting to publicise draft proposals within an appraisal, for the relevant stakeholders of the affected area.

Report reference: SG.090120/4

The consultation process undertaken for the Welford Conservation Area review has been informed by the Statement of Community Involvement (2017).

An exhibition publicising the review and inviting initial questions from residents took place in Welford Village Hall on Monday 2nd September 2019 3.30-7:00pm and was attended by parish councillors and local residents.

The next stage would include a formal consultation on the draft conservation area documents. It is therefore recommended that this draft Appraisal and Management Plan is consulted on for a minimum of six weeks during which time a public meeting will be held to inform stakeholders (residents, interested parties, statutory consultees).

4.4 Designation, Local List and Article 4 Direction

Following the consultation exercise a further report would be made to Strategy Group. This report would set out the responses received and suggest any changes as a result of the consultation. Should Members then decide to continue with the proposal, the new conservation area would then be formally designated. There would then be a duty on the Council in exercising its planning functions to pay special attention to the desirability of preserving or enhancing the character or appearance of the area. The relevant policies in the West Northamptonshire Joint Core Strategy would apply, together with any policies which are included in the Part 2 local plan and policies in the National Planning Policy Framework. The Conservation Area Appraisal would be a material planning consideration, and would help apply the relevant policies.

Certain permitted development rights would also be more restrictive and additional controls would apply with respect to works to, or felling of, trees.

The Appraisal and Management Plan identifies a proposal to start a local list of buildings. This list would contain buildings which do not meet the criteria for listing by Historic England, but are of sufficient local importance that they warrant policy protection. At this stage a draft list for Welford is proposed but this could change following the consultation exercise.

The Appraisal identifies certain features as being of particular importance to the character of the proposed conservation area. Some of these, however, could be changed under national permitted development rights. The Appraisal and Management Plan therefore contain initial proposals for an Article 4 direction. Such directions can be used to remove permitted developments rights for prescribed matters. In this case, the proposal would be to remove permitted development rights which relate to matters of particular importance to the character of the area. This would not prevent such changes being made, but it would require any proposal to change them would require planning permission.

In order to impose a direction, additional formal procedures would need to be followed. At this stage a draft proposal is put forward. This could change following the consultation exercise. A refined proposal would then be developed which would be subject to consideration by Strategy Group.

5. Implications

5.1 Financial – The cost of public consultation can be met from within the existing budget. There is minor potential effect arising from the proposed Article 4 direction, in that it would probably result in a small number of planning applications having to be considered without the benefit of fee income to cover the work.

5.2 Personnel – Requirements for public consultation can be met by existing staff.

5.3 Legal/Constitutional – The Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a requirement on local authorities to review and designate conservation areas from time to time. It also places duty to submit any proposals for consideration to a public meeting in the area to which they relate and to have regard to any views concerning the proposals expressed by persons attending the meeting. In accordance with the Council's SCI it is proposed that, in addition to holding a public meeting, a six week consultation exercise would be undertaken.

5.4 Environmental – The up to date designation and assessment of the conservation area would help the Council preserve and enhance the local environmental character of the area.

5.5 Policy – The proposals would support Community Strategy Key Priority Protect And Enhance Our Environment, Priority 3b: Improve The Attractiveness Of The District ... Continue to raise awareness and educate the local community on key environmental issues. It would also support Corporate Strategic Plan Theme E Protect and Enhance our Environment, Priority E4 Preserve the District's Heritage and Measure E4.2 Conservation area appraisals carried out.

5.6 ICT – There would be no impact on Council's ICT systems from the proposed course of action.

5.7 Crime and Disorder – Consulting on the draft Appraisal would not have any negative implications regarding crime and disorder

5.8 Human Rights – Consulting on the draft Appraisal would not contravene any Convention right. The First protocol, Article 1 right to protection of property would be touched on by the proposed actions, but only in ways which are permissible.

5.9 Equalities – The proposed course of action should not have any perceptible differential impact on people with different protected characteristics, with the possible exception of disability. Accordingly, the consultation materials will be provided in alternative formats if required.

6. Conclusions

A proposed draft Conservation Area Appraisal and Management Plan has been prepared for Welford, following initial consultation with the Parish Council and an exhibition held in the village. It is suggested that a six week consultation period be now undertaken, including a public meeting, on the proposals.

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Background papers:
None

Previous minutes:

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