

Wards affected:

Brixworth

Strategy Group – 5th March 2020

Draft Conservation Area Appraisal for Creaton

Strategic Planning Issues

1. Purpose of Report

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

2. Advice

That it be RESOLVED:	That consultation be undertaken on: 1. The draft Creaton Conservation Area Appraisal and Management Plan (Appendix A) 2. Article 4(2) 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 to boundary walls and gate piers Alterations to date stones and commemorative plaques
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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

The Creaton Conservation Area was first designated in 1973 and was reviewed in 1997 but has no up-to-date conservation area appraisal or management plan. As

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such, this is the first opportunity in some time to review the architectural and historic interest of the conservation area and assess whether the boundary is fit for purpose.

The current boundary (1997) covers the northwest part of the village, including the southeast side of Violet Lane, High Street, The Green and Brixworth Road as far as Home Farm.

4.2 Proposed Conservation Area Appraisal and Management Plan

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

- Describes the historic and aesthetic significance and character of the village of Creaton.
- 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 five extensions; a large area to the north of Creaton Lodge incorporating four agricultural fields and a large pond, which have within them the remains of ridge and furrow earthworks and a 19th century brickworks; a group of 18th/19th century cottages on Welford Road; parts of three gardens in various locations to reflect minor changes to property boundaries since the last review in 1997.
- Includes proposals to identify a number of buildings which are considered important, but do not 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.

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

A meeting of Creaton Parish Council was attended on 10th September 2019 to provide information about the review. This was followed by an exhibition on 23rd September in Creaton Village Hall to publicise the review and invite initial questions from residents. It 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

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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 draft entries to be added to Daventry District Council's local list of buildings. The list contains 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 local list entries for Creaton are proposed but they 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 Management Plan therefore contains 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 to 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.

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

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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.

5.10 Health and Wellbeing – The proposed course of action should not have any perceptible differential impact on people in terms of their health and wellbeing and should, therefore, not result in health inequalities.

6. Conclusions

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

Simon Bowers
Executive Director (Business)

Background papers: None
Previous minutes: None

Contact Officer: Anna Wilson
Extension: 2291
File reference: L421