

ECONOMIC DEVELOPMENT COMMITTEE

23 MARCH 2022

CONSERVATION AREA REVIEW – AMENDMENTS TO LAXTON AND OLLERTON BOUNDARY AND ADOPTION OF APPRAISAL & MANAGEMENT PLAN

1.0 Purpose of Report

1.1 To seek approval from the Committee to amend the Laxton and Ollerton Conservation Area (CA) boundary, and adopt their CA Appraisal and Management Plans.

2.0 Background Information

2.1 At the September 2018 Economic Development Committee, the Conservation Team was given delegated authority to proceed with a three year plan to review a number of CAs within the District. The focus of the 3 year review would be delivering boundary reviews of the existing CAs in Edwinstowe, Newark, Ollerton, and Southwell. This process was expanded to include Laxton following an update to the Committee in June 2019. The intention was to complete this work by the end of 2021. Covid has had a significant impact on work and updated timescales were given at the 17 November 2021 Committee. This is set out in the table below:

Conservation Area	Boundary Review Engagement	Final Document Consultation	ED Committee for Approval
Laxton	Complete	07.01.22–18.02.22	23.03.22
Ollerton	Complete	07.01.22–18.02.22	23.03.22
Newark	Ongoing (to be completed by 17.12.21)	11.02.22–25.03.22	First available date from April 2022
Southwell	Ongoing (to be completed by 17.12.21)	11.02.22–25.03.22	First available date from April 2022

2.2 For reference, the power to designate CAs falls under the Planning (Listed Buildings and Conservation Areas) Act 1990 (the 'Act'). Section 69 (1) states: "Every local planning authority— (a) shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and (b) shall designate those areas as conservation areas". The first CAs were designated in 1967 under the Civic Amenities Act and there are now over 9,000 CAs in England. They are designated for their special architectural and historic interest.

2.3 The Council also has a legal duty to review existing CAs from time to time in accordance with Section 69(2) of the Act. The special interest of areas designated many years ago may now be so eroded by piecemeal change or by single examples of poorly designed development that parts of the area may no longer have special interest. In such cases, boundary revisions will be needed to exclude them or, in exceptional circumstances, reconsideration of the CA designation as a whole. Conversely, the existing boundary may have been drawn too tightly, omitting areas now considered of special interest such as historic rear plots with archaeological potential, later phases of development (such as more recent housing), or parks, cemeteries and historic green spaces. In such cases the existing boundary may need to be extended.

Laxton

- 2.4 The Conservation Team has undertaken a comprehensive review of Laxton CA, which has been captured in the draft Appraisal document included in the background papers.
- 2.5 Early engagement was offered to Laxton and Moorhouse Parish Council and key local stakeholders. The Conservation Team met with the Parish Council on the 30th September, and the Leet Court on the 25th November 2021 for example. Local residents, including those with an interest in the special farm holdings, have also been engaged in this early review process.
- 2.6 As agreed at the November 2021 Committee, the Conservation Team has undertaken formal public engagement, a process that has been catalogued and evaluated in the background paper 'Laxton Conservation Area Review – Consultation Report (March 2022)'. This report sets out a range of consultation approaches, including:
- Regular discussions with Laxton Parish Council, including walks around the existing and proposed extensions areas of the CA with local councillors;
 - A public meeting was held on 13 January 2022 at the village hall;
 - A public consultation exercise was undertaken between 7 January and 18 February 2022 (6 weeks). A consultation document explaining the review process and a copy of the draft Appraisal was made available on our website and as a printed document on request from Planning Services at Newark and Sherwood District Council;
 - Site notices alerting the community to the consultation documents and public meeting were installed on lampposts throughout the CA;
 - A notice alerting the community to the consultation documents and public meeting was advertised in the Newark Advertiser; and
 - Direct contact details for the Conservation Team were widely promoted both on our website (including via social media) and through all of the above notices and documents so that stakeholders could respond and engage verbally, via email or other written forms in which ever means they preferred.
- 2.7 The consultation was completed on the 18th February 2022. Conservation has taken account of community views and subsequently produced a revised CA Appraisal document.
- 2.8 The Conservation Team welcomes the responses received and the constructive discussions had with everyone attending the public meeting. There has been no significant objection to this character appraisal and it will therefore form the basis for the draft Appraisal document. Residents have significantly contributed to the Appraisal with their local knowledge.

Boundary Changes

- 2.9 As explained at the June 2019 Committee, the Conservation Team feels strongly that a revision to the boundary at Laxton should allow for the inclusion of the historic field system and the castle site. Both elements are intrinsic to the significance of the existing CA, which is currently tightly drawn around the village only. This has been widely supported locally.
- 2.10 The proposed boundary is included in the **Appendix**.

Management Plan

- 2.11 The public consultation raised a number of issues facing the CA. Many of these relate to the repair and condition of the building and the interpretation of the various archaeological sites and historic landscapes. Significant concerns have been raised about the potential loss of farm uses, with the lack of younger generations taking on small holdings within the village and potential diversification of old barns into other uses being cited. In addition it is recognised that there is support from some residents for strengthening controls within the CA, including consideration of an Article 4 Direction to further protect architecture and historic detailing and the change of use of agricultural buildings. The Conservation Team will undertake further consultation on this as the implications of an Article 4 Direction have significant impact on property owners.

Ollerton

- 2.12 The Conservation Team has undertaken a comprehensive review of Ollerton CA, which has been captured in the draft Appraisal document included in the background papers.

- 2.13 As agreed at the November 2021 EDC, the Conservation Team has undertaken formal public engagement, a process that has been catalogued and evaluated in the background paper 'Ollerton Conservation Area Review – Consultation Report (March 2022)'. This report sets out a range of consultation approaches, including:

- A public meeting was held on 17 January 2022 at the scout hall on Wellow Road;
- The Conservation Team attended an event with the Ollerton Village Residents Association (OVRA) at the Jubilee Hall on Wellow Road on the 19 January 2022;
- A public consultation exercise was undertaken between 7 January and 18 February 2022 (6 weeks). A consultation document explaining the review process and a copy of the draft Appraisal was made available on our website and as a printed document on request from Planning Services at Newark and Sherwood District Council;
- Site notices alerting the community to the consultation documents and public meeting were installed on lampposts throughout the CA;
- A notice alerting the community to the consultation documents and public meeting was advertised in local newspapers; and
- Direct contact details for the Conservation Team were widely promoted both on our website (including via social media) and through all of the above notices and documents so that stakeholders could respond and engage verbally, via email or other written forms in which ever means they preferred.

- 2.14 The consultation was completed on the 18th February 2022. Conservation has taken account of community views and subsequently produced a revised CA Appraisal document.

- 2.15 The Conservation Team welcomes the responses received and the constructive discussions had with everyone attending the OVRA event, which was very well attended. There has been no significant objection to this character appraisal and it will therefore form the basis for the draft Appraisal document. Residents have contributed to the Appraisal with their local knowledge.

Boundary Changes

- 2.16 After the survey and review of the existing CA boundary in 2021, the Conservation Team considers certain areas do not contribute to the special architectural and historic interest of the area and the concept of heritage conservation would be devalued through their retention. It is, therefore proposed to remove the following areas from Ollerton CA boundary (as shown in the Appendix):

- Fast food outlet and service station on the Old Rufford Road roundabout
- Church View
- Forest House Mobile Home Park, Back Lane
- Ollerton & Boughton Scout and Guide Activity Centre
- Grange Avenue and Pensom Court

Management Plan

2.17 The comments received from the public consultation period raised concerns with a number of sites within the CA boundary which were either vacant and/or in a deteriorating condition. The Conservation Team has noted these comments and has included reference to these sites within the Management Plan as these sites, along with an outline for action which could be used to address the prevalent issues within the CA boundary.

3.0 Proposals

3.1 For the Committee to approve the revised CA boundary for both Laxton and Ollerton and to adopt their respective CA Appraisal and Management Plan.

3.2 In approving the revised CA boundaries, we request delegated authority to implement the boundary changes, including meeting statutory obligations to advertise the changes within the London Gazette, updating the Council's website and notifying relevant organisations such as Historic England and the relevant Parish Council. We also request delegated authority to publish the Appraisal. The Appraisal and Management Plan will become a material consideration in the determination of relevant planning applications.

4.0 Equalities Implications

4.1 In carrying out the Council's legal duty under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, there are no specific equalities implications for the District Council when designating or reviewing conservation areas. However, in accordance with the duty to publish management proposals within the affected area, and the benefit of wide ranging public engagement, appropriate consideration has been given to consultation strategies, public meetings and access to documents (also in accordance with public expectations for consultation as set out in the Statement of Community Involvement). Consultation reports setting out how the Conservation Team has met these expectations has been published alongside each Appraisal setting out how, amongst other things, access and equality has been considered.

4.2 The wider CA Review Programme will continue to seek to ensure that there is equality of opportunity and that no individuals or groups are disadvantaged or discriminated against because of race, sex, disability, religion or belief, sexual orientation, gender reassignment, maternity and pregnancy, marriage or civil partnership, age, or social inequality.

5.0 Digital Implications

5.1 There are no direct implications for ICT. However, the production of spatial mapping is an essential element of the Appraisal publication, as well as demarcating boundary changes. It is anticipated that GIS support within the Planning Team will be able to manage this workload.

6.0 Financial Implications FIN21-22/6124

6.1 This report has no direct financial implications. The proposals are not expected to significantly impact the number of planning applications received by the Council, and it is anticipated that sufficient employee resource is budgeted for in 2022/23 to deliver the proposals.

7.0 Community Plan – Alignment to Objectives

7.1 The community engagement on the CA Appraisals accords with the desire to increase participation with the Council and within local communities. It will also align with the objective that seeks to ensure the district continues to be a place where people choose to live, work, invest and spend their recreational time. The positive management of the historic environment will contribute to our well-being and sense of place.

8.0 RECOMMENDATION

That the Committee approve the amendments to Laxton and Ollerton Conservation Area and adopt their respective Appraisal documents.

Reason for Recommendation

To enable Officers to carry out the Council's legal duties in respect of section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

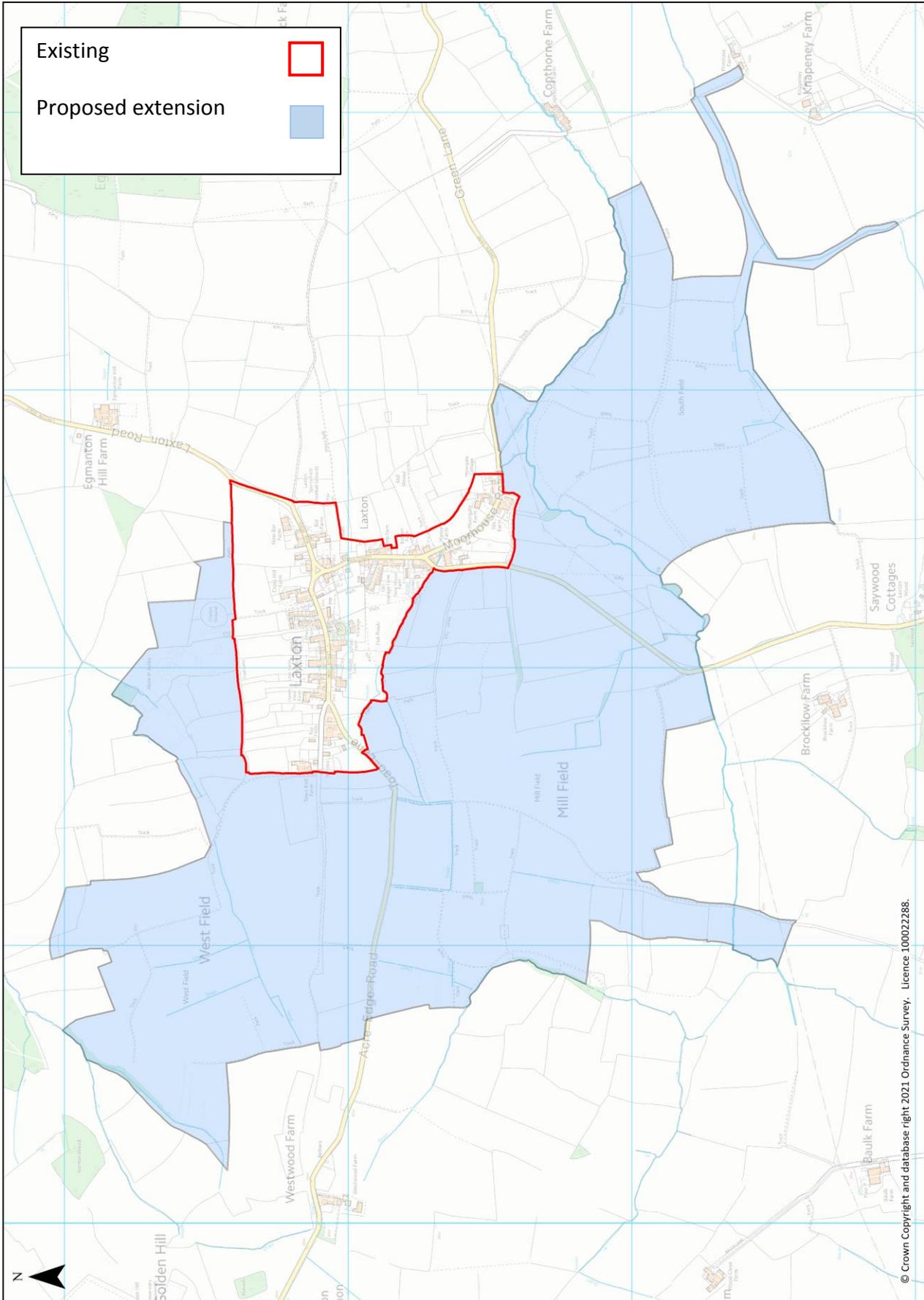
Background Papers

Draft Appraisals for Laxton and Ollerton.

For further information please contact Oliver Scott on Ext 5847.

Matt Lamb
Director – Planning & Growth

Laxton Conservation Area Existing and Proposed Boundary Changes



Ollerton Conservation Area Existing and Proposed Boundary Changes

