

ECONOMIC DEVELOPMENT COMMITTEE

19 JUNE 2019

CONSERVATION AREA REVIEW

1.0 Purpose of Report

1.1 To update the Committee on the Conservation Team's review of the District's Conservation Areas (CAs) and more generally on our progress to deliver conservation objectives. This includes providing the Committee with information on recent War Memorial designations following the Council's survey in 2018.

2.0 Background Information

2.1 At the September 2018 Economic Development Committee, the Conservation Team was given authority to proceed with a 3 year plan to review the District's CAs. In addition to a more generalised review of the District's 47 CAs, focus would be on delivering boundary reviews of the existing CAs in Edwinstowe, Newark, Ollerton and Southwell. This review process would be summarised in individual CA Appraisal documents. It was agreed to update the Committee biannually on progress, notwithstanding the need to bring before the Committee recommendations to amend and adopt individual CA boundaries and adopt Appraisals.

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.

2.4 Since September 2018, we have undertaken the following actions with respect to the CA review:

- We have undertaken consultation with Edwinstowe Parish Council on potential boundary changes, including a well-attended event at Edwinstowe Library and a walk round the potential area with local councillors;

- We have hosted a launch event of the Newark CA review at Newark Town Hall, as well as some targeted workshops with local groups such as the Mill Gate Society;
- We have compiled research and undertaken survey work in Edwinstowe, Ollerton and Newark.

2.5 As part of this process, we are keeping parish councils and local members aware of progress.

2.6 Following the advertisement for sale of land forming Laxton Fields, we have added Laxton CA to our review programme. The CA was originally designated in 1970 and has never been formally reviewed. The existing CA boundary is tightly drawn around the building envelope of the village, and does not include the castle or the surrounding field systems by which Laxton is so readily known. The open field system is of course identified in the Local Plan as a special landscape. We envisage that any potential CA boundary change would reflect this special landscape character. We have written to the Parish Council to offer early engagement opportunities and to explain the potential implications of designation. Details of the sale of Laxton are yet to be released, albeit the Council understands that the Crown is working with a preferred bidder.

2.7 Our priority for the next 6 months includes completion of a draft Appraisal for Edwinstowe with amended boundary proposals (due to be presented to this Committee later in the year). Further progress on Newark's Appraisal will also take place. Initial consultation events in both Edwinstowe and Newark and these have been helpful in shaping the engagement approach and the issues and options to be promoted in potential boundary changes:

- Edwinstowe Parish Council have asked the Conservation Team to review the station area of the village with a view to extending the existing CA boundary southwards to include the Dukeries Hotel and the old station, as well as historic buildings along parts of Mill Lane and the attractive river corridor;
- We have noted a range of views on reducing or expanding outlying areas of the Newark CA, notably in the North Gate and Mill Gate areas. Key issues include whether the Sconce Park and some of the river corridor is sufficiently included, and whether North Gate should be reduced as far as the Warwick and Richardson building, but perhaps now include areas around George Street/Lovers Lane/Appleton Gate;
- We have identified specific streets/buildings as being consistently positive in feedback from local residents in other areas of Newark, including (but not exclusively): The Avenue (London Rd), Beacon Terrace (back to backs), Crown Street, Lime Grove, Newark College (Friary Road), Sleaford Road (area adj. Wellington Rd), Wellington Road, and Winchelsea (and the old school).

2.8 As agreed at last September's Committee, a formal 6 week public consultation and public meeting will always be undertaken when any draft Appraisal and any boundary changes are proposed. We will take account of public comments in revising any proposals prior to submitting them for consideration at this Committee. The table below sets out anticipated times scales:

Conservation Area	Survey work	First draft CA Appraisal	6 week public consultation	Final version	Economic Development Committee
Edwinstowe	Complete	Aug 2019	Aug/Sept 2019	Oct 2019	Oct 2019
Newark	On-going	Dec 2019	Jan/Feb 2020	April 2020	Apr 2020

2.9 In addition to the CA reviews I can also offer an update on the War Memorial Survey completed in 2018, as reported to the previous meeting of the Committee. This was a project to review all outdoor memorials within the District, a timely piece of work in light of the centenary of the commemorations. This survey identified a number of unprotected war memorials within the District. I am pleased to report that a number of memorials have been put forward for listing and the survey work we have undertaken has helped inform the Secretary of State's decision in a number of circumstances. New listings continue to be received but at the time of writing Eakring, Edwinstowe & Clipstone and Norwell war memorials have all been listed Grade II. We expect further notifications for Kneesall, Ollerton, Thorney and Thurgarton shortly.

3.0 Proposals

3.1 For the Committee to acknowledge the review work undertaken by the Conservation Team since September 2018, including the addition of Laxton to the list of initial CAs to be reviewed.

3.2 To note the forthcoming draft appraisal and possible boundary changes to Edwinstowe CA, and on-going review work of Newark CA. The proposed reviews are to be added to the Forward Plan for the Committee.

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 will need to be 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). As such, before we start the programme of review, the Conservation Team will undertake an equalities initial assessment in accordance with the Council's Equalities Checklist. Consultation reports will also be published alongside each Appraisal setting out how, amongst other things, access and equality has been considered.

5.0 Financial Implications (FIN19-20/3128)

5.1 The Conservation Team does not expect there to be any impact on the budget in this case. A new Conservation Officer joined the team in October 2018, increasing the capacity to undertake CA reviews. In addition, the number of planning applications received by the Council is not likely to change significantly as a result of this work. It is possible that increased reporting of enforcement matters may occur; however, it is considered that current provisions exist within the Planning Team to deal with this.

6.0 Comments of Director

6.1 It is desirable to maintain a continuous programme of CA reviews, noting the general duty within section 69 of the Act to designate new areas and review past designations. There are currently 47 conservation areas in the district of Newark & Sherwood. Newark was the first designation in 1968. The Council currently has 15 CA Appraisals in total, although some of these are now of some age and might only being regarded as background documents (albeit still useful). The last formal review of a CA was Thurgarton in 2008.

7.0 RECOMMENDATION

That the Committee note the work undertaken by the Conservation Team and the forthcoming draft proposals for amendments to Edwinstowe Conservation Area.

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

Nil

For further information please contact Oliver Scott on Ext 5847.

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