

13. POTT SHRIGLEY CONSERVATION AREA DRAFT APPRAISAL (A4182/SA)

Purpose of the report

1. To seek Member approval for the adoption of Pott Shrigley Conservation Area Appraisal, which is the product of analysis of the character of the Conservation Area and a process of public consultation. The Appraisal covers only that part of the Pott Shrigley Conservation Area that lies within the Peak District National Park.

2. Key issues

- The Pott Shrigley Conservation Area Appraisal is the 103rd to be completed for the National Park's 109 Conservation Areas.
- A public consultation took place, enabling all interested parties to comment on the draft Appraisal.
- No objections were raised regarding the content of the Appraisal, although a few respondents suggested minor amendments, most of which have been accommodated in the final draft.

Recommendations

1. **That the Pott Shrigley Conservation Area Appraisal is adopted.**

How does this contribute to our policies and legal obligations?

3. Section 69. (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 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. (2) It shall be the duty of a local authority from time to time to review the past exercise of functions under this section and to determine whether any parts of their area should be designated as conservation areas; and, if they so determine, they shall designate those parts accordingly.'
4. The National Planning Policy Framework (2012) sets out the Government's objectives for the historic environment and the reasons for its conservation. The NPPF is integral to plan making and is an important material consideration, alongside adopted local planning policies, when assessing development that will affect a heritage asset, including Conservation Areas.
5. The preparation of the Pott Shrigley Conservation Area Appraisal is in line with the above national legislation and guidance. At present Conservation Area Appraisals have been completed for 102 of the National Park's 109 Conservation Areas. Seven Conservation Areas remain without Appraisals. The Authority's first priority is those Conservation Areas that do not have an Appraisal. Further prioritisation is agreed in consultation with Authority Officers and appropriate communities. It is anticipated that another Appraisal will be completed in 2015/16.
6. If adopted the Appraisal will be a material consideration when assessing proposals within the Conservation Area's boundary and proposed development that would affect the setting, or views into or out of the Conservation Area. Current Government advice suggests that Conservation Area Appraisals are not adopted as Supplementary Planning Documents. However, there are two generic policies (L1 and L3) on the management of the cultural heritage values of the built environment included within the core strategy document (Development Plan Document) of the Local Development Framework.

7. The Conservation Area Appraisal contributes towards the objectives in the National Park Management Plan (2012-2017). In particular: 'DL1. The diverse national park landscapes will respond to challenges whilst retaining their special qualities and natural beauty'; 'DL2. Our cultural heritage and distinctive local traditions will be sustained and enhanced as an integral part of modern Peak District life'; 'WI2. The Peak District will be an unrivalled setting for opportunities which enable people to develop a deeper understanding and appreciation of the place, and which instil a desire to contribute to the conservation, community and economy of the national park'; and 'TV1. Thriving villages, hamlets and the market town of Bakewell will adapt to new challenges whilst retaining their valued historic and cultural integrity'.
8. The Appraisal is also in line with objective 3.7 (a) of the Cultural Heritage Strategy for the National Park, which is to: 'continue the current programme of Conservation Area Character Appraisals including community consultation'.
9. The Conservation Area Appraisal complements and is informed by the Landscape Strategy and Action Plan (2009) and the National Park Authority's Design Guide (2007). Section 2.6 of the Design Guide emphasises that both the Landscape Character Assessment, which forms the descriptive part of the Landscape Strategy and Action Plan, and Conservation Area Appraisals are intended to inform and ensure better management of the National Park landscape. In addition, Design and Access Statements, which are a statutory requirement for many planning applications, should refer to the Landscape Strategy and Action Plan and relevant Conservation Area Appraisal as necessary.
10. The Appraisal has been prepared in line with English Heritage's 'Guidance on Conservation Area Appraisals' (2006) and 'Understanding Place: Conservation Area Designation, Appraisal and Management' (2011).

Background

11. An appraisal of the part of Pott Shrigley Conservation Area that lies within the Peak District National Park has been carried out, in line with the guidance described above, and outlines the main features of importance within the boundary of this part of the Conservation Area. A black-and-white copy of the draft Appraisal is attached to this report. The full-colour version of the draft Appraisal will be available at Committee and can also be viewed on the Authority's website at <http://www.peakdistrict.gov.uk/living-and-working/your-community/ca/caa/pott-shrigley-conservation-area-appraisal>.
12. The Authority procedure for consultation on Conservation Area Appraisals has been followed in Pott Shrigley, as with other Appraisals. The process enables all those with a potential interest in the contents of the Appraisal to become aware of its availability and to be able to access it and make comments.
13. The procedure for consultation adopted for the Pott Shrigley Conservation Area Appraisal was as follows:
 - A four-week consultation period, during which the draft Appraisal was available for internal consultation, enabling other Authority services to comment, and public consultation, enabling people outside the Authority, whether individually or as a group, to submit comments on the draft document.
 - As part of the public consultation all properties within the part of Pott Shrigley Conservation Area which lies within the National Park, together with the Pott Shrigley Parish Council and Cheshire East Council, Countryside landscape consultants, relevant PDNPA Members and Ward Councillors were informed, by letter or email, of the existence of the draft Appraisal and the consultation period.

Information about the consultation period was also made available on the Peak District Online website and through press releases. All, therefore, had the opportunity to comment if they so wished. Letters were also sent, for interest only, to all properties within the part of Pott Shrigley Conservation Area which lies outside the National Park, informing them of the existence of the draft Appraisal and of the public consultation. Hard copies of the draft Appraisal were available at Pott Shrigley Parish Council and Aldern House reception, and could also be viewed on the Authority's website.

- Following the consultation period, appropriate amendments were made where issues raised were within the remit of the Appraisal, before presenting this final draft Appraisal to Committee for adoption.

14. Comments were received by post or email from the Pott Shrigley Parish Council and from 3 other respondents. There was also one request for a printed copy of the final approved Appraisal. The Appraisal was supported by respondents. The Authority's Officers welcome all comments, reflecting as they do the obvious passion felt by the community for their village.

Consultees

15. Member Consultees

Clr H Gaddum, Cheshire East Council
Clr H Murray, Ward Member for Poynton East and Pott Shrigley
Clr J Saunders, Ward Member for Poynton East and Pott Shrigley
Paul Ancell, Chair of Planning Committee
Stella McGuire, Member Representative for Cultural Heritage

External Consultees

Countryside

Cheshire East Council Heritage and Design Department
Cheshire East Council Highways Team
Pott Shrigley Parish Council

All residents within the part of Pott Shrigley Conservation Area which lies within the National Park and others with an interest

Internal Consultees

Landscape Architect, Ecologist, Tree Conservation Officer, Policy Officer, Transport Planning Manager, Senior Conservation Archaeologist, Rangers – Area Team Manager and Area Ranger, Moors For the Future – Conservation Works Assistant, Planner – North Area.

Proposals

16. English Heritage guidance states that the purpose of a Conservation Area Appraisal is to define and analyse the special historic character and appearance that justify why the Conservation Area has been designated. The Appraisal highlights those elements that contribute to or detract from the architectural and historic importance of the area.
17. Adoption of the Pott Shrigley Conservation Area Appraisal will enable it to be used in a number of ways, including:
- To assess the impact of proposed development on the Conservation Area and its setting. It can also be used to inform the quality of new development and can assist in both planning appeals and in the development of planning policy.
 - To identify opportunities for managing change and elements that would benefit

from enhancement. This information could be used by the local community, individuals, the Authority and other agencies and stakeholders to develop initiatives that aim to protect or sympathetically enhance the area.

- To promote understanding and awareness of the area. It can be used as a starting point for interpretive materials such as information boards and local guides. It also provides a social and historical record of a place at a specific point in time, helping to create, maintain or enhance local distinctiveness and a sense of place.
- To help attract funding for improvements in an area. An Appraisal can act as a catalyst for further enhancement work and community projects, encouraging partnerships between the local community, other stakeholders and partners and the Authority.

18. Conservation Area Consent was abolished on 1 October 2013. However, Conservation Area designation brings with it some legislative controls to ensure that any changes respect the special character of the area. The following legislative controls already apply to any building or land within Pott Shrigley Conservation Area. These controls will also apply to any building or land within the proposed Conservation Area boundary extensions, if approved:

- Planning permission will be required to totally or substantially demolish a building with a volume of 115 cubic metres or greater.
- Prior approval will be required, from the Authority's Planning Service, to demolish a building between 50 and 115 cubic metres.
- Planning permission will be required to demolish all or any part of a wall, fence, gate or other means of enclosure 1 metre or more in height next to a highway (including a public footpath or bridleway), waterway or public open space, or 2 metres or more in height elsewhere.
- Planning permission will be required to demolish a building constructed before 1914 and in use, or last used, for agricultural or forestry purposes.
- Planning permission may also be required for some minor development.
- Planning applications for development within a Conservation Area will have to demonstrate that the proposed work will preserve, and where possible enhance, the character of the Conservation Area.
- Trees with a trunk 7.5cm or more in diameter in a Conservation Area are protected. Anyone proposing to cut down or carry out work on a tree in a Conservation Area is required to give the Local Planning Authority 6 weeks written notice of intent to do so.

Are there any corporate implications members should be concerned about?

19. **Financial:** None.

20. **Risk Management:** No risk identified.

21. **Sustainability:** There are no direct sustainability implications with the Conservation Area Appraisal as it is a descriptive document. However, the Appraisal forms the basis for a subsequent Conservation Area Management Plan and a principal objective of this will be to make places, as well as buildings, more sustainable.

22. **Other relevant implications**
No other relevant implications.

23. **Background papers** None

Appendices

1. Drawing No A4182/1 showing the Pott Shrigley Conservation Area boundary.
2. Black-and-white copy of the Pott Shrigley Conservation Area Appraisal.

Report Author and Job Title

Sue Adam, on behalf of Catherine Mate, Conservation Officer, 5 March 2015