

KENNET DISTRICT COUNCIL

PLANNING POLICIES EXECUTIVE COMMITTEE – 28<sup>th</sup> March 2007

**Conservation Area Appraisals and Management Proposals –  
Great Bedwyn, Ludgershall, and Pewsey**

Report PSM 10-2007 by Ted Howles, Planning Services Manager

**1. PURPOSE OF REPORT**

1.1 The main purpose of the report is to adopt Conservation Area Appraisals and Management Proposals (CAAMPs) for Great Bedwyn, Ludgershall, and Pewsey.

**2. FINANCIAL AND IMPLICATIONS**

2.1 The CAAMP for Great Bedwyn proposes restricting the right of landowners to carry out certain categories of permitted development by making an article 4 (2) direction. If the Committee agree the CAAMP, the draft direction will be made under delegated powers. The procedure requires a minimum period of 21 days within which representations may be made after which the direction, because it relates to land within a conservation area, may be confirmed without reference to the Secretary of State.

2.2 If planning permission is refused following an application that was only required as a result of the direction it may be possible to claim compensation. However, this is generally quantified as the difference in the value of the property if the development were to have been carried out (less the cost of the works) and its value in its existing state. As the preservation of traditional doors, windows, roof coverings etc. generally enhance rather than detract from property values there are unlikely to be many cases where the council would be liable for compensation. There are no examples of compensation being payable elsewhere where directions are in force.

2.3 There are no other direct financial implications.

**3. STAFFING IMPLICATIONS**

3.1 There are no staffing implications.

**4. LEGAL IMPLICATIONS**

4.1 There is a duty placed on the council under S 72 of the Planning (Listed Buildings and Conservation Areas) Act to pay special attention to the preservation or enhancement of the character of a conservation area. The appraisals and management proposals will be a material consideration in the discharge of that duty.

## **5. BACKGROUND**

5.1 As outlined in Reports *PSM 01 and 39 -2006* government policy stresses the need for local planning authorities to define and record the special interest, character and appearance of all conservation areas in their districts. A local planning authority's performance in designating conservation areas, defining the special architectural or historic interest that warrants designation through up-to-date character appraisals, and publishing management proposals for the areas based on character appraisals is now the subject of a three-part heritage "Best Value Performance Indicator". This includes a requirement to produce clear and concise appraisals of the character of conservation areas to provide a sound basis for their designation and management, and to inform local development documents.

5.2 It is expected that character appraisals and management plans should comply with guidance issued by English Heritage. During 2006 English Heritage re-vamped two documents which have been used in the preparation of the individual CAAMPS attached below. These are set out in the background papers.

5.3 Policy and practice is likely to evolve as time goes by, and it is important that the character of the individual area under consideration should be allowed to dictate the nature of the end product. The official guidance has been used as a template for the current set of CAAMPS but minor adjustments have been made to suit local circumstances.

5.4 Members will be aware that the conservation area appraisals being produced have identified locally important unlisted buildings and structures. One recent development in this connection has been the encouragement to produce *local lists* of buildings that are valued but which do not fulfil the statutory protection criteria. The English Heritage annual report calls for the greater use of local lists and the Culture Secretary has also requested greater local input in what is protected and in conservation priorities. Further guidance may follow in the heritage white paper expected in the spring of 2007. Although the buildings identified in the CAAMPS are, by definition, restricted to conservation areas they will cumulatively form an extremely useful starting point should the council develop a full blown local list in the future.

## **6. APPRAISALS AND MANAGEMENT PROPOSALS**

6.1 The main purpose of the three conservation area appraisals under consideration is to provide a character assessment to chronicle the special architectural or historic interest, which justifies each designation. The assessments are intended to provide a record, and guidance that is ultimately defensible at a planning appeal.

6.2 The appraisals will in fact be taking on an increased significance in the *care and management of the built, natural, historic and cultural environment* of the district as generic policies are being dropped, or 'not saved', from the

Kennet Local Plan during the transition to the new form of local development frameworks.

6.3 Draft copies of each appraisal and management proposals have been sent to interested organisations and the parish councils. Each document has also been made available to the general public via the council's web site. The results of community involvement are set out in an appendix to each individual document including responses on possible boundary changes at Great Bedwyn and Pewsey.

6.4 As copies of the individual CAAMPS are not being attached to this agenda item copies of the committee draft reports and the results of the public participation will be made available for viewing in the Members' Room. Alternatively the consultative draft versions of Great Bedwyn, Ludgershall, and Pewsey can be viewed or down loaded from, from the general or conservation pages of the web site.

6.5 Copies of the approved appraisal and management proposals will be circulated to relevant consultees and organisations in leaflet form, and made available for viewing on the Council's web site.

## **7. RECOMMENDATION**

7.1 It is recommended

- 1) that the conservation area appraisals and management proposals for Great Bedwyn, Ludgershall, and Pewsey are published on behalf of the District Council and adopted for the purposes of development control;
- 2) that the boundaries of the Great Bedwyn conservation area are amended as set out in the documentation; and
- 3) that it is noted that the management proposals for Great Bedwyn include an intent to make an article 4 (2) direction taking in a number of un-listed, residential buildings in the centre of the conservation area.

## **8. BACKGROUND PAPERS :**

English Heritage: "Guidance on conservation area appraisals" (2006) and "Guidance on the management of conservation areas" (2006)

Principal Conservation Officer  
12<sup>th</sup> March 2007

IAL/ 71-80-34, 71-80-38 & 71-80-52