

Cabinet Report

Report of Head of Planning

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To: CABINET

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Milton Conservation Area Appraisal and Boundary Revision

Recommendations

- (a) That the Milton Conservation Area Appraisal as set out in Appendix 2 is adopted as part of the Development Plan evidence base and is a material planning consideration.
- (b) That the boundary to the Milton Conservation Area is extended and amended as set out in Appendix 3.
- (c) Delegate to the Head of Planning in consultation with the Cabinet Member for Planning to make minor changes, typographical corrections or non-material amendments to the Milton Conservation Area Appraisal and associated documents prior to formal publication and to undertake necessary statutory actions to implement agreed recommendations.

Purpose of Report

1. To report on the amendments to the Milton Conservation Area Appraisal and conservation area boundary following a period of public consultation. To seek adoption of the amended Appraisal and agree to amend the conservation area boundary.

Corporate Objectives

2. The Appraisal accords with 2016-2020 corporate objective; Housing and Infrastructure by seeking high quality, sympathetic design.

Background

Results of the Public Consultation

3. The period of public consultation was held between 5 September and 17 October 2016. This included a consultation drop-in day held in the parish Church of St Blaise on Thursday 22 September, when the Conservation and Design Team were available from 10am to 7pm to discuss the conservation area boundary, the appraisal and answer any questions.
4. Written comments were received from a total of 19 consultees; three of which were received online through our consultation system, verbal comments were documented from six consultees on the consultation drop-in day and a further three consultees submitted written comments after the consultation period closed.
5. When the consultation closed on 17 October, the responses received were considered by the team and actions or responses documented. Where applicable, alterations to the Appraisal and conservation area boundary are recommended. This record can be found at Appendix 1.
6. We consulted with but no comments were received from Milton Parish Council, MEPC or Didcot Garden Town project lead. A further consultation was undertaken as set out in appendix 1. The Ward Councillor noted the changes and supported the extension of the conservation area.

Alterations to the Proposed Boundary and Appraisal Document

9. Following consultation, some amendments were made to the boundary and to the Appraisal as identified below:
 - The southern boundary has been amended to follow existing plot boundaries at the southern end of High Street and along Pembroke Lane following information received during consultation
 - Clarification on the influence of Inigo Jones on the design of Milton Manor has been updated (p.5)
 - Additional description of the green spaces to the east side of the High Street has been inserted (p.11)
 - Clarification on the species of trees planted as memorial trees has been updated in the text (p.14)
 - No.5 Little Lane was omitted from the description box within the Local Interest Buildings (LIB) Appendix, this has been rectified
 - Within the LIB Appendix, Reference to the former use of 65 High Street as the post office, as present on the first edition OS map, has been added
 - Where appropriate, the additional local knowledge information about buildings within the LIB Appendix has been included and recorded as such
 - A twentieth-century building on the Mallams Court site was incorrectly recorded as contemporary with the nineteenth-century retained agricultural buildings on the site. This age of the building has been corrected on Map 4 and it is no longer recorded as a LIB on Maps 3 and 5

- For clarity, the identified non-designated heritage assets are always referred to as Local Interest Buildings
- Nos.73 – 85 High Street were included within the text and LIB Appendix but not recorded on Maps 3 and 5, this omission has been rectified on the mapping
- reference has now been made to the Local Development Order at Milton Park which lies within the wider setting of Milton village and the conservation area. This specific alteration can be read at page 13 of the appraisal document shown at appendix 3.

Status of the Appraisal

10. The appraisal document forms part of the evidence base for the Development Plan and identifies the special architectural or historic interest of the conservation area. It should be used in the development management process to manage positive change within the designated conservation area or its setting to minimise harm and encourage preservation or enhancement.

Options

12. In respect of the proposal to extend the conservation area boundary and adopt the conservation area appraisal the options for Cabinet are;

- a) to find that the proposed extended area identified in the appraisal *is* of special architectural or historic interest and the character or appearance of which is desirable to preserve or enhance, the Council should designate the whole area as a conservation area
- b) to find that the proposed extended area identified in the appraisal *is not* of special architectural or historic interest and the character or appearance of which is *not* desirable to preserve or enhance, then the Council should not designate the proposed extension as a conservation area
- c) To find that there is an area of special architectural or historic interest and the character or appearance of which is desirable to preserve or enhance, but that the boundary should be different to that proposed and having identified and justified the difference, then to designate that area as a conservation area.

13. Based upon officers' assessment of the area as presented in the conservation area appraisal and the responses received during public consultation, it is recommended that the proposed extension to the boundary is adopted and the whole area is designated Milton Conservation Area, together with adopting the accompanying Appraisal, which is in line with Option (a).

Financial Implications

14. The process of designating a conservation area entails a small external cost to advertise the designation of a new boundary, to meet the statutory notification requirements, as described in the legal implications section below.

15. Dwellings within the proposed extension once designated would be required to apply for planning permission for certain works no longer benefitting from permitted development rights. There will be some increased work to the council arising from the

processing of those applications but some of the cost of processing these applications would be recovered from the planning fee. Additionally, there may be a small increase in overall workload for the service that might not be recovered because some cases will be more complex than average. However, having regard to the small number of additional properties that the extension would cover, this impact is likely to be very modest relative to annual workloads.

16. The modest costs associated with the above points will be met from existing budgets.

Legal Implications

17. The Appraisal meets the Council's obligations required by the Planning (Listed Building and Conservation Areas) Act 1990. Under Sections 69 and 71 of the Act, the Council should review conservation area boundaries from time-to-time and formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas. This Appraisal for Milton forms part of the Council's rolling programme of providing conservation area appraisals for all its designated conservation areas.

18. The principal legal effect of the designation of an area as a conservation area is control over demolition of buildings (including structures classed as buildings in planning legislation) and less generous permitted development rights, under the Town and Country Planning (General Permitted Development) Order 2015.

19. The Act requires that the designation of a new conservation area will need to be advertised in the London Gazette, a local newspaper and registered as a local land charge. The Secretary of State (DCMS) and Historic England will also be notified.

Risks

20. No strategic or operational risks associated with the matters covered in this report have been identified

Conclusion

21. Having regard to the evidence collected and presented in the Milton Conservation Area Appraisal, and to the responses received during consultation, it is recommended that it is adopted for development management purposes. It is also recommended that an extended area of Milton village is of special architectural and historic importance where the character and appearance of which is desirable to preserve or enhance. Accordingly, the proposed extended boundary should be included within the designated conservation area.

Background Papers

Appendix 1. Results of the Public Consultation
Appendix 2. Milton Conservation Area Boundary Map
Appendix 3. Milton Conservation Area Appraisal