

BARNSELY METROPOLITAN BOROUGH COUNCIL

Report of Senior Conservation Officer, Planning Policy to Planning Regulatory Board on 17th March 2020

Proposed adoption of extended Cawthorne Conservation Area and Conservation Area Appraisal.

1.0 Purpose of Report

1.1 To consider the adoption of proposed extensions to the Cawthorne Conservation Area boundary and the attendant conservation area appraisal and management plan which informs and supports the extensions.

2.0 Recommendations

- (i) That, in exercise of statutory powers, the Council extends the Cawthorne Conservation Area under the provisions of sections 69 to 71 of the Planning (Listed Buildings and Conservation Areas Act 1990).**
- (ii) In support of the proposed extension, the Council approves the adoption of the Cawthorne Conservation Area appraisal and management plan.**

3.0 Background and Proposal

3.1 Cawthorne residents (supported by Cawthorne Parish Council), are in the process of preparing their Cawthorne Neighbourhood Development Plan (NDP). In support of the emerging NDP, the Parish Council expressed a desire to newly appraise the conservation area and re-look at the boundary to see if it required extension. The Cawthorne Conservation Area was originally designated in 1970 by the WRCC and extended in 1979. As such, Council Officers advised a re-appraisal of the area which would examine what makes it special, and an assessment of its boundary was required. The production of a conservation area appraisal is also a useful background document (not policy) to support Planning decisions in the conservation area. Woodhall Planning and Conservation were contracted to provide a draft conservation area appraisal, and this was completed in May 2019. During the Summer of 2019, Conservation and Planning Officers worked closely with members of Cawthorne Parish Council to ensure residents and stakeholders were informed about the new conservation area appraisal and the proposed extensions to the area. To that end a consultation exercise was carried out by Barnsley MBC Planning Officers in partnership with Cawthorne Parish Council. During June 2019, the Parish Council and BMBC advertised and made the draft appraisal available to view (hard copies and on the Council Website). A public meeting was held on the 3rd of July 2019 where residents were encouraged to view the draft appraisal, the management plan proposals and the proposed extensions to the conservation area. Conservation and Planning Officers attended the meeting to discuss related matters with residents and stakeholders and answer questions. The meeting was well attended, and a variety of topics were discussed focussing on the nature of development in

Cawthorne over time, the proposed extensions to the conservation area, and the enhanced planning controls this would result in. Following the public meeting, a formal consultation exercise was carried out by the Council between the 16th of September and the 14th of October 2019. This consultation was web based but residents directly affected by the proposed extensions to the area were written to explaining what this would mean. The formal consultation exercise was advertised locally in Cawthorne, via a Council press statement and in the Barnsley Chronicle newspaper. Questions posed during the consultation exercise included:

- What is the overall character of the conservation area that should be preserved or enhanced?
- What heritage is important?
- What are the important landmarks that contribute to the area?
- Which views are important (looking into, out of, and within) the area?
- What are the important green spaces or features (trees / open space etc.)?
- Which buildings or building types make a significant contribution?
- Which materials or architectural features contribute to the area?
- What things in the public realm are important i.e. streets, signs, walls, boundaries etc.?
- What might be improved?
- Overall, what do you think of the content and the approach of the draft appraisal?
- Do you agree with the proposed extensions to the conservation area (page 6, Map 2A and 2B)?

Following the public meeting and the formal consultation exercise, amendments were made to the draft appraisal in line with comments received. Significant support was voiced for a further larger extended boundary (beyond the initial draft extended area) to include the areas shown in green (see Map at Appendix A). Good support was received for the appraisal, the management plan and the proposed extensions. No objections have been received.

4.0 Statutory Criteria

Section 69(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, places a duty on Local Planning Authority's to review conservation areas and their boundaries and where appropriate designate those parts accordingly. Section 71 and 72 of The Act also require the formulation of proposals for the preservation of conservation areas that give special attention to the preservation and enhancement of such areas. The adoption of the Cawthorne conservation area appraisal, its attached management plan and the proposed extensions to the area satisfy the requirements of section 69, 71 and 72 of the Act.

5.0 Options

5.1 The Council approves the proposed extension of the Cawthorne Conservation Area and adopts the appraisal and management plan. Officers are satisfied that the

extensions are justified and adequately evidenced via the conservation area appraisal and that there is good support for this.

5.2 The Council could decline to make the extension to the Cawthorne Conservation Area, but as there is good support within the community for this proposal and the statutory criteria have been satisfied this is not the Officer recommendation.

6.0 Local Area Implications

6.1 There are no implications for the local area beyond the extension to the conservation area boundary and the adoption of the conservation area appraisal which would assist planning decision making. Those individuals directly affected by the enlarged conservation area have been contacted directly and no objections were received.

7.0 Compatibility with European Convention on Human Rights

7.1 These proposals are considered compatible with the Convention.

8.0 Ensuring Social Inclusion

8.1 These proposals will have no negative impact on social inclusion.

9.0 Reduction of Crime and Disorder

9.1 These proposals are not considered to have any effect on crime and disorder.

10.0 Financial Implications

10.1 These proposals are considered to have no financial implications.

11.0 Risk Assessment

11.1 The Council has powers under the Planning (Listed Buildings and Conservation Areas) Act 1990 to designate and extend conservation areas where appropriate. The statutory process provides an opportunity for objections to the designation of a conservation area or the extension of an existing area. However, in this case, no such objections have been received. In fact, all comments received were supportive of the extension and the content of the appraisal and management plan. As such, the Council is satisfied that no grounds for objection have been raised during the consultation period, and that the proposal satisfies the statutory criteria set out in The Act.

12.0 Consultations

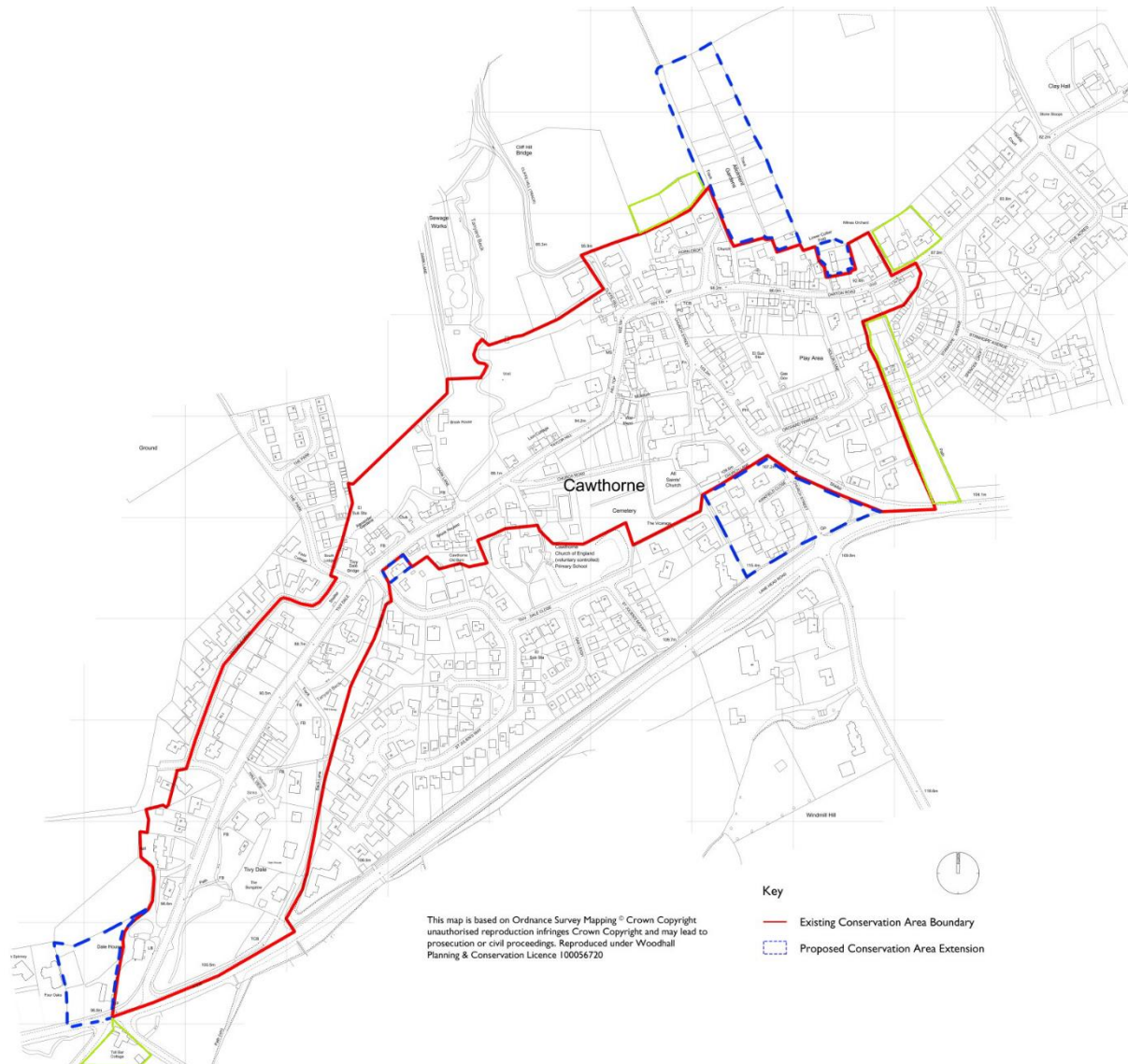
12.1 Residents, local stakeholders, Ward Councillors, the Parish Council and other Council departments have been consulted on the proposals. No objections have been received.

13.0 Proposal

13.1 Members to approve the recommendations in section 2.

14.0 Appendices

Appendix A – Map 1 Proposed Cawthorne Conservation Area Extension



Red: Existing boundary

Blue: First proposed extension

Green: Further proposed extensions following consultation

Officer Contact: Tony Wiles Tel: ext 2576

Date: 6th March 2020