

TONBRIDGE & MALLING BOROUGH COUNCIL

PLANNING and TRANSPORTATION ADVISORY BOARD

28 July 2010

Report of the Director of Planning, Transport and Leisure

Part 1- Public

Matters for Recommendation to Cabinet - Non-Key Decision (Decision may be taken by the Cabinet Member)

1 CONSERVATION AREA APPRAISALS FOR HILDENBOROUGH AND HADLOW

Summary

Conservation Area Appraisals have been prepared for Hildenborough and Hadlow as an integral part of the Character Area Appraisals process. The Appraisals relate to revised Conservation area boundaries, including a proposed new Conservation area at the Freehold, Hadlow. They will be subject to public consultation in the autumn prior to final adoption.

1.1 The Appraisals

1.1.1 Conservation Area Appraisals are now being prepared as an integral part of the Character Area Appraisal process. However, they are much more detailed than the Character Area Appraisals and are published in a different format and are prepared under different legislation. They are nevertheless produced following a similar process of stakeholder engagement and public consultation which means that it is sensible that they are prepared in tandem with the Character Area Appraisals for a particular community.

1.1.2 This has been the case with Hildenborough and Hadlow. The Character Area Appraisals for these two settlements are dealt with under a separate item on the agenda. In the Character Area Appraisals SPD the Conservation Areas are left as a hole. It is the purpose of this report to fill those holes by recommending the approval for the purposes of public consultation of the two Conservation Area Appraisals which accompany this agenda.

1.2 Boundary Changes

1.2.1 One of the results of the appraisals is a recommendation that the boundaries of the two areas be marginally changed. In addition, as a result of the wider Character Area Appraisal of Hadlow village, it has been concluded that the area known as the Freehold off Carpenters lane should also now be designated as a Conservation Area. Under the Constitution, Conservation Area boundaries and

the designation of new Conservation Areas is a matter for Council having regard to the views of the relevant Area Planning Committee and are not matters for this Board or the Executive. However, Conservation Area Appraisals are a matter for the Executive.

- 1.2.2 The Conservation Area Appraisals that are before this Board have been based upon the revised boundaries, as recommended to the Area Planning Committee on 22 July 2010. If any changes are made to the boundaries as a result of the consideration of the matter by the Area Planning Committee then these will be reported orally to your meeting.
- 1.2.3 The Conservation Area Appraisals, including the proposed boundary changes and the proposed new area, have been the result of successful collaborative working with the Parish Councils, local Members and other stakeholders.
- 1.2.4 At this stage, the Conservation Area Appraisals, the proposed new Conservation Area and the draft changes to the boundaries are being recommended for approval for the purposes of public consultation which will take place during September and October (to avoid the August holiday period). The response to consultation concerning the boundary changes and the new Conservation Area will then be reported back to the meeting of Area 1 Planning Committee on 25 November 2010 which will make recommendations to Council in February 2011. PTAB at its meeting on 17 November 2010 will consider any responses to consultation relating specifically to the content of the Conservation Area Appraisals before these documents are finally adopted.

1.3 Legal Implications

- 1.3.1 Conservation Areas are designated under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

1.4 Financial and Value for Money Considerations

- 1.4.1 The cost of preparing the Appraisals has been met from the Housing and Planning Delivery Grant. Best value is achieved by preparing them at the same time as preparing the Character Area Appraisals for the rest of the settlement

1.5 Risk Assessment

- 1.5.1 It is important there are up-to-date Appraisals of the Conservation Areas in the Borough to provide a firm basis for development control.

1.6 Recommendation

- 1.6.1 The Conservation Area Appraisals for Hildenborough and Hadlow be adopted for the purposes of public consultation.

The Director of Planning, Transport and Leisure confirms that the proposals contained in the recommendation(s), if approved, will fall within the Council's Budget and Policy Framework.

Background papers:

contact: Brian Gates

Nil

Steve Humphrey

Director of Planning, Transport and Leisure