

TONBRIDGE & MALLING BOROUGH COUNCIL

PLANNING and TRANSPORTATION ADVISORY BOARD

14 June 2011

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 BULLEN CORNER CONSERVATION AREA APPRAISALS – RESPONSE TO CONSULTATION

Summary

A Conservation Area Appraisal has been prepared for the Bullen Corner Conservation Area and subject to public consultation as an integral part of the Character Area Appraisal of East Peckham. It is recommended for adoption subject to some minor changes.

1.1 The Appraisal

- 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 the small Bullen Corner Conservation Area which lies on the western boundary of East Peckham. The response to consultation on the Character Area Appraisal for East Peckham is dealt with under a separate item on the agenda. In the Character Area Appraisals SPD Conservation Areas are left as a hole. It is the purpose of this report to fill that hole by recommending adoption of the Conservation Area Appraisal, subject to some very minor changes.
- 1.1.3 In this case, no changes to the boundaries of the Conservation Area were proposed.

1.2 Response to Consultation

- 1.2.1 Public consultation on the Conservation Area Appraisals took place as an integral part of the consultation on the Character Area Appraisals of the wider village. Details of the consultation process are described in the report on the response to consultation on the Character Area Appraisals. Copies of the comments received

will be available to view at the meeting and can be inspected, on request, prior to the meeting. The process was identical, except in the case of the Conservation Area, a copy of the complete Appraisal was delivered to every household in the Conservation Areas. This is similar to the practice adopted previously for all other Conservation Area Appraisals when leaflets have been delivered to every house.

- 1.2.2 Responses to consultation in relation to the Conservation Area Appraisals are summarised under Annex A. The comments relate to matters of detail and history and have helped to improve the accuracy of the document.

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

1.6 Equality Impact Assessment

- 1.6.1 See 'Screening for equality impacts' table at end of report.

1.7 Recommendation

- 1.7.1 The Conservation Area Appraisal for Bullen Corner (as amended) be referred to Cabinet with a recommendation that it be adopted as a material consideration for development control.

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

Draft Conservation Area Appraisals for Hildenborough and Hadlow

Steve Humphrey
Director of Planning Transport and Leisure

Screening for equality impacts:		
Question	Answer	Explanation
a. Has an equality impact assessment on the policy (to which the activity relates) already been carried out?	No	
b. Is the decision in line with the policy?	Yes	
Note: <i>If the answer is 'no' to either of the above questions, then the activity must be 'screened' for equality impacts using the questions below.</i>		
c. Does the activity have potential to cause adverse impact or discriminate against different groups in the community?	No	The Appraisals simply describe the character of the built environment. The Management Proposals have to be read alongside LDF and other policies which specifically address disability and other equality issues.
d. Does the activity make a positive contribution to promoting equality?	No	The Appraisals simply describe the character of the built environment. The Management Proposals have to be read alongside LDF and other policies which specifically address disability and other equality issues.
Note: <i>If the answer is 'yes' to any of the above questions, then a full equality impact assessment is required.</i>		