

**AGENDA ITEM NO.**

<b>ISLE OF ANGLESEY COUNTY COUNCIL</b>	
<b>Report to</b>	<b>Meeting of the Board of Commissioners</b>
<b>Date</b>	<b>3.9.2012</b>
<b>Subject</b>	<b>Menai Bridge Conservation Area Character Appraisal Supplementary Planning Guidance (SPG)</b>
<b>Portfolio Holder(s)</b>	<b>Alex Aldrige</b>
<b>Lead Officer(s)</b>	<b>Glyn E. Jones ext. 2460</b>
<b>Contact Officer</b>	<b>Keith A. Williams ext. 2433</b>
<b>Nature and reason for reporting</b>	
To approve the document for adoption as Supplementary Planning Guidance (SPG).	

<b>A - Introduction / Background / Issues</b>
<p>Current Planning Policies recommend the preparation of conservation appraisals and adoption as Supplementary Planning Guidance (SPG) in order to assist planning authorities in their planning and development control functions.</p> <p>The document, that was deposited for 6 weeks Public Consultation, has been prepared to provide guidance for developments within the Menai Bridge Conservation Area.</p>

<b>B - Considerations</b>
<p>None adoption of the document as a SPG would seriously undermine an important material consideration and guidance (for developments) in the planning process.</p>

<b>C - Implications and Impacts</b>		
<b>1</b>	<b>Finance / Section 151</b>	None

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<b>2</b>	<b>Legal / Monitoring Officer</b>	None
<b>3</b>	<b>Human Resources</b>	None
<b>4</b>	<b>Property Services</b> (see notes – seperate document)	None
<b>5</b>	<b>Information and Communications Technology (ICT)</b>	None
<b>6</b>	<b>Equality</b> (see notes – seperate document)	None
<b>7</b>	<b>Anti-poverty and Social</b> (see notes – seperate document)	None
<b>8</b>	<b>Communication</b> (see notes – seperate document)	None
<b>9</b>	<b>Consultation</b> (see notes – seperate document)	Yes
<b>10</b>	<b>Economic</b>	None
<b>11</b>	<b>Environmental</b> (see notes – seperate document)	None
<b>12</b>	<b>Crime and Disorder</b> (see notes – seperate document)	None
<b>13</b>	<b>Outcome Agreements</b>	None

**CH - Summary**

Conservation Area Character Appraisal (including; historical background, setting and local architecture etc.) and Boundary Review.

**D - Recommendation**

That the Board of Commissioners approves the Menai Bridge Conservation Area Character Appraisal and supports the submission of the document to the next Full Council for adoption as Supplementary Planning Guidance

**Name of author of report:** Keith Williams  
**Job Title:** Technical Officer,  
Built Environment & Landscape Section  
Planning Service  
**Date:** 6<sup>th</sup> August 2012

**Appendices:**

Executive Summary.

**Background papers**

Welsh Office Circular 61/96 Planning and Historic Environment: Historic Buildings and Conservation Areas and Planning Policy Wales.

## EXECUTIVE SUMMARY

This Conservation Area Character Statement will become a working Supplementary Planning Guidance (SPG) upon adoption. It supports **Ynys Môn Local Plan 1996 (Policy 40)** and the stopped **Unitary Development Plan (Policy EN13)** which states that the character and appearance of all designated conservation areas will be protected from unsympathetic development. Enhancement of their character will be achieved by carrying out improvements and permitting suitably designed new development.

**This document will be a material consideration in the determination of planning applications.**

**Circular 61/96** (para 20) states that the quality of place should be the prime consideration in identifying, protecting and enhancing conservation areas. This depends on more than individual buildings. It is recognised that the special character of a place may derive from many factors, including: the grouping of buildings; their scale and relationship with outdoor spaces;...architectural detailing; and so on.

**Planning Policy Wales 2010** (para 6.5.17) states that if any proposed development would conflict with the objective of preserving or enhancing the character or appearance of a conservation area, or its setting, there will be a strong presumption against the granting of planning permission.

Section 13 of The Isle of Anglesey County Council's **Design Guide for the Urban & Rural Environment SPG (2008)** contains design guidance for developments within the historic environment.

Summarised below are elements that contribute to the character and appearance of the **Menai Bridge** conservation area requiring preservation or enhancement.

### History

- The area has a prehistoric and medieval history.
- Porthaethwy has long provided a crossing point, originally by ferry, to the mainland.
- Livestock and travelling entertainment fairs have an association dating back to C17 with the town.
- The Menai Suspension Bridge provided the catalyst for the town's rapid expansion.
- Tourism became an important industry for the town.

## **Setting**

- Menai Bridge stands on the western shoreline of the Menai Strait in South East Anglesey.
- The town commands an attractive coastal position being backed by low green hills interspersed with trees and woodlands and looking outwards over the Menai Strait and the Snowdonia mountain range beyond.

## **Architecture**

- The architectural style of buildings is predominantly Victorian (detached, semi-detached or short terraces) following the completion of the suspension bridge in 1826.
- A mix of materials and finish include: red facing brickwork and terracota, dressed and random rubble stonework and smooth rendered external walls with slate roofs.
- Buildings and structures tend to be predominantly; two or two and a half storey in height.
- The varying roofscape (height and pitch) of the slate pitched roofs that predominate some terraces and streets is an important characteristic of the town.

## **Boundary**

- It is proposed to retain the existing conservation area boundary as designated in 2004.
- The total area covered by the conservation area is 476,000m<sup>2</sup>.

**End of Executive Summary**