

ISLE OF ANGLESEY COUNTY COUNCIL	
Report to	Executive Committee
Date	10.12.2012
Subject	Framework for Preserving and Enhancing Conservation Areas
Portfolio Holder(s)	Cllr. Robert LI. Hughes
Lead Officer(s)	Glyn E. Jones ext. 2460
Contact Officer	Keith A. Williams ext. 2433
Nature and reason for reporting	
To support the publication of proposals for the preservation and enhancement of Ynys Môn's Conservation Areas as set out in this report.	

A - Introduction / Background / Issues
<p><u>Introduction</u></p> <p>Statutory duty</p> <p>The Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Authorities to publish proposals for the preservation and enhancement of Conservation Areas.</p> <p>Section 71 of the Act states that they are under a specific duty from time to time to “formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas”.</p> <p><u>Background</u></p> <p>It is the intention to produce a Conservation Area Preservation and Enhancement Proposals Plan for each Conservation Area using the attached template.</p>

These documents will complement the series of adopted Conservation Area Character Appraisals Supplementary Planning Guidance that assist the public and the planning authority in their planning and development control functions.

Issues

Funding

The documents will be used strategically to support bids to Welsh Government and others to attract grant funding.

Production of the final documents will benefit the Authority and the public by providing documents that satisfy the Authority's statutory duties and that can be used to assist the Authority in securing external grant funding to invest in Holyhead and local settlements that have been identified as high priorities in Strategic Objectives 3.2.1 and 3.2.2 of the Destination Management Plan 2012-2016 Delivery Plan.

Staff Resources

The Built Environment and Landscape Section (Planning Service) will take the lead for producing the documents.

There may be a need for additional resources. However, we will explore opportunities to offset the costs of production and publication by securing grants and Section 106 Agreements for development sites within conservation areas and possible implementation of enhancement proposals. Therefore, we believe there will not be any additional cost to the Authority.

The documents will be updated from time to time via the Council webpages.

Cost

The aim is to publish the final documents on the Council website so as to limit publication costs. The Authority should consider a charge for printed copies.

Consultation and Publication

Prior to publication the Authority will consult with; Welsh Government, Local Members, Town / Community Councils, Internal Departments, as well as other local interested parties.

B - Considerations

Programme of Priorities

It is envisaged that the programme for completion of the 12 No. Conservation Areas Preservation and Enhancement Proposals Plans will run with the Phasing Years (2012-2016) timetable for implementation of Strategic Objectives 3.2.1 and 3.2.2 of the Destination Management Plan 2012-2016 Delivery Plan. The 12 No. Conservation Areas include: Aberffraw, Amlwch Central, Amlwch Port, Beaumaris, Bodedern, Cemaes Bay, Holyhead Central, Holyhead Beach, Holyhead Mountain, Llanfechell, Llangefni and Menai Bridge.

Priority will be given to producing Preservation and Enhancement Proposals Plans for the high deprivation urban conservation areas of; Holyhead Central, Holyhead Beach, Amlwch Central, Amlwch Port, and Llangefni as well as the other urban areas of Menai Bridge and Beaumaris. Preservation and enhancement proposals plans for the more rural village conservation areas will follow.

Reasoning - Urban areas are more likely to attract grant funding from external sources e.g. Welsh Government and European funds. Previous support from Welsh Government has been targeted towards main urban centres.

None adoption of the document would undermine an important material consideration and guidance (for developments) in the planning process.

C - Implications and Impacts

1	Finance / Section 151	None
2	Legal / Monitoring Officer	None
3	Human Resources	None
4	Property Services (see notes – separate document)	None
5	Information and Communications Technology (ICT)	None
6	Equality (see notes – separate document)	None

C - Implications and Impacts		
7	Anti-poverty and Social (see notes – separate document)	None
8	Communication (see notes – separate document)	None
9	Consultation (see notes – separate document)	Yes (Internal)
10	Economic	None
11	Environmental (see notes – separate document)	None
12	Crime and Disorder (see notes – separate document)	None
13	Outcome Agreements	None

CH - Summary
<p>The Conservation Area Preservation and Enhancement Proposals Plan will include; a plan, reference to boundary, erosion of character, grants, public realm, future developments, and setting and views, as well as photographs etc).</p> <p>Following internal consultation with Economic Development, Highways and Planning Control no concerns were raised. Finance have been consulted but we do not expect to receive a response before the report is submitted to the Executive Committee. However, we do not envisage that the work will have any significant cost implications.</p> <p>Approval of the template will ensure that a standard approach is maintained in producing a separate document for each of the designated Conservation Areas.</p> <p>The document will satisfy the Authority’s statutory duty to publish preservation and enhancement proposals for conservation areas and be used as a strategic document to support bids to Welsh Government and others to attract grant funding.</p>

D - Recommendation

To support the publication of proposals for the preservation and enhancement of Ynys Môn's Conservation Areas as set out in this report.

Name of author of report: Keith A. Williams
Job Title: Technical Officer
Built Environment & Landscape Section
Planning Service
Date: 28th November 2012

Appendices:

Template.

Background papers

Section 21 - Welsh Office Circular 61/96 Planning and Historic Environment: Historic Buildings and Conservation Areas and Planning Policy Wales.

Section 71 – The Planning (Listed Buildings and Conservation Areas) Act 1990.

***** ***** **Conservation Area
Preservation and Enhancement Proposals Plan**

1.

Title and photograph of area / building to be preserved or enhanced e.g. listed building, open space, tree / woodland, boundary wall etc.

Conservation Area Map & Key

6.

Title and photograph of area / building to be preserved or enhanced e.g. listed building, open space, tree / woodland, boundary wall etc.

2.

Title and photograph of area / building to be preserved or enhanced e.g. listed building, open space, tree / woodland, boundary wall etc.

5.

Title and photograph of area / building to be preserved or enhanced e.g. listed building, open space, tree / woodland, boundary wall etc.

3.

Title and photograph of area / building to be preserved or enhanced e.g. listed building, open space, tree / woodland, boundary wall etc.

4.

Title and photograph of area / building to be preserved or enhanced e.g. listed building, open space, tree / woodland, boundary wall etc.

Note: final document to comply with Corporate style and colours

General Preservation and Enhancement Proposals

Legislative background –

Boundary –

Erosion of character –

Grants –

Public realm –

Future development (New buildings and extensions) –

Setting and views –

Solar panels and wind turbines –

Monitoring change –

Community engagement –

Advertising and signage –

Trees –

Specific Preservation and Enhancement Proposals

1. Title of area / building to be preserved or enhanced

2. Title of area / building to be preserved or enhanced

3. Title of area / building to be preserved or enhanced

4. Title of area / building to be preserved or enhanced

5. Title of area / building to be preserved or enhanced

6. Title of area / building to be preserved or enhanced

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Projects

Link to website records of recently undertaken projects as well as proposed projects.
Enhancements proposals will be reviewed from time to time.

Date

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Council Logo

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