

ISLE OF ANGLESEY COUNTY COUNCIL	
Report to	EXECUTIVE COMMITTEE
Date	13 January, 2014
Subject	Aberffraw Conservation Area Character Appraisal Supplementary Planning Guidance (SPG)
Portfolio Holder(s)	Councillor John Arwel Roberts
Lead Officer(s)	Keith A. Williams, Dave J. Jump and Glyn E. Jones
Contact Officer	Keith A. Williams, ext: 2433, kwxpl@anglesey.gov.uk
1.0 Nature and reason for reporting	
<p>1.1 To support the submission of the document to the next Full Council for adoption as Supplementary Planning Guidance (SPG) in order to follow due process for its adoption in order to help safeguard the character of the Aberffraw Conservation Area.</p>	

A - Introduction / Background / Issues
<p>2.0 BACKGROUND</p> <p>2.1 In the Planning (Listed Buildings and Conservation Areas) Act 1990 Local Authorities are required to designate as a Conservation Area "Any area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance".</p> <p>2.2 Local authorities are also required to review their conservation areas from time to time and to consider whether further designations are required.</p> <p>2.3 In order to fulfill the obligations under the act the Built Environment and Landscape Section of the Planning Service have carried out a rolling programme of reviews for each of the 12 Conservation Areas on Anglesey. The Aberffraw review is the last of the twelve.</p> <p>2.4 To give Supplementary Planning Guidance its proper status, the Monitoring Officer advises that the usual practice should be followed, of it being adopted by a resolution of the Full Council.</p> <p>3.0 CURRENT PLANNING GUIDANCE</p> <p>3.1 Current guidance and policy is found in Welsh Office Circular 61/96 Planning and</p>

Historic Environment: Historic Buildings and Conservation Areas and Planning Policy Wales.

3.2 They recommend the preparation of conservation appraisals and adoption as Supplementary Planning Guidance (SPG) which can assist planning authorities in their planning and development control functions.

4.0 THE REVIEW PROCESS

4.1 The character appraisal has looked at the existing boundary and whether any changes were required from the original designation. It also concentrated on special historic interest, character, appearance and preservation as highlighted in the 1990 Act.

4.2 The appraisal recommends minor changes to the boundary (see attached executive summary and plan). The small increase in area will have a negligible demand on the Service's resources.

5.0 PUBLIC CONSULTATION

5.1 Following the preparation of the draft document a public notice was placed in the local press. A four week public and internal consultation period followed between the 21st October 2013 and 15th November 2013.

5.2 Copies were also sent to the public libraries at Rhosneigr and Llangefni, the main reception of the County Council and Planning Service, Corporate Director (Environment and Technical), Head of Economic Development, Portfolio Holder for Planning and Public Protection, the Local Members, Aberffraw Community Council, Gwynedd Archaeological Trust and local historian.

5.3 We received five responses to the public and internal consultation. Four out of the five respondents supported the document whilst one wished to register his objection due to having not been able to view the document at the time of writing (e-mail objection received on 21/11/13). There were no objections to the proposed boundary changes.

5.4 Minor amendments that have been made to the original document include; inclusion of clear links to the adopted Destination Management Plan (DMP).

6.0 REASON FOR RECOMMENDATION

6.1 In the interest of providing guidance for developments in the planning process.

B - Considerations

The main consideration is that:

Planning Officers refer to and take into account all SPG's approved by Full Council. Therefore, 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	
2	Legal / Monitoring Officer	
3	Human Resources	
4	Property Services (see notes – separate document)	
5	Information and Communications Technology (ICT)	
6	Equality (see notes – separate document)	
7	Anti-poverty and Social (see notes – separate document)	
8	Communication (see notes – separate document)	
9	Consultation (see notes – separate document)	The document was deposited for public and internal consultation between the 21st October 2013 and 15th November 2013.
10	Economic	The document, linked to the adopted Destination Management Plan (DMP), can be used to assist the Authority in securing external grant funding.
11	Environmental (see notes – separate document)	The Council's duties under the CRoW Act 2000 and NERC Act 2006 have been considered in drawing up the SPG.
12	Crime and Disorder (see notes – separate document)	
13	Outcome Agreements	

CH - Summary

In summary the Conservation Area Character Appraisal SPG document includes; historical background, setting, local architecture etc. and a Boundary Review.

The document received a high level of support following the public and internal consultation. The document, if adopted, will complete the series of similar documents adopted by the Council and will assist the public and the planning authority in their planning and development control functions.

D - Recommendation

To approve the Aberffraw Conservation Area Character Appraisal and support its submission to the next Full Council for adoption as Supplementary Planning Guidance (SPG).

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Planning Service
Date: 17th December, 2013

Appendices:

Executive Summary and Boundary Plan

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.

Draft document deposited for public and internal consultation.

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 (Edition 5, November 2012 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 **Aberffraw** conservation area requiring preservation or enhancement.

History

- The area has a prehistoric, Roman, and Medieval history.
- Aberffraw was once the chief seat of the Princes of Aberffraw and Snowdonia.
- C13th manuscripts record earlier oral tales which places one of the most significant events of the Mabinogi tales - the Wedding Feast of Branwen, at Aberffraw.
- From the C16th onwards Aberffraw was dominated by two large estates - the Meyricks of Bodorgan and the Owens of Bodowen (who were descendants of Owain Gwynedd d.1170).

Setting

- Aberffraw is situated on the southwest coast of the Isle of Anglesey at the head of the River Ffraw estuary.

- The compact village, centred on a village square, sits on a gentle rise above the river.
- The eastern edge of the village is dominated by spectacular dunes.

Architecture

- Houses are generally small reflecting the village's working background.
- A mix of materials and finish include: dressed and random rubble stonework, stucco, roughcast and smooth rendered external walls and slate roofs.
- Dwellings are usually either detached cottages or form short terraces and tend to be predominantly single or two storey in height.

Boundary

- It is proposed to amend the conservation area boundary.
- The total area covered by the conservation area will increase from 102,700m² to 107,900m².

Additional Elements

- This document will assist in preserving and enhancing a specific area of Anglesey's built environment, in line with the adopted **Destination Management Plan (DMP)**.

Conservation area boundary plan

