

**TELFORD & WREKIN COUNCIL**

**CABINET - 27<sup>th</sup> October 2009**

**EDGMOND CONSERVATION AREA MANAGEMENT PLAN**

**REPORT OF THE HEAD OF PLANNING & TRANSPORT**

**1. PURPOSE**

- 1.1 To seek approval to the adoption of the Edgmond Conservation Area Management Plan as a sound basis for considering planning applications and for developing initiatives to improve the area.

**2. RECOMMENDATION**

- 2.1 That the Edgmond Conservation Area Management Plan is adopted to provide a sound basis for considering planning applications and for developing initiatives to improve the area.

**3. SUMMARY**

- 3.1 Telford & Wrekin Council is required to prepare Management Plans for all Conservation Areas within its boundary (Government Planning Policy Guidance - PPG15, Planning and the Historic Environment). The development of Management Plans is also in line with English Heritage's best practice guidelines. The intention is that a clear and concise Management Plan for each Conservation Area will provide a sound basis for its future management. This report seeks the approval and adoption of the Management Plan which has been drawn up for Edgmond Conservation Area (see Appendix 1).
- 3.2 As part of the adoption process the Management Plan has been subject to full public consultation for six weeks between August and September 2009. Prior to the consultation and drafting of the document, contact was made with the Parish Clerk for Edgmond who was most helpful in providing comments and questions regarding the conservation area from the Parish Council. No adverse comments were received during the consultation.

**4. PREVIOUS MINUTES**

- 4.1 Cabinet Meeting: 31<sup>st</sup> March 2008. Members may recall that at this meeting it was resolved that the Head of Planning and Environment be granted delegated authority following consultation with the Cabinet

Member for the Environment to prepare management proposals for Edgmond Conservation Area.

## **5. INFORMATION**

### **Edgmond Conservation Area Management Plan**

- 5.1 Local Planning Authorities are advised by Government to review their Conservation Areas periodically and to draw up Conservation Area Appraisals and Management Plans to ensure the preservation and enhancement of the character of the Areas. In addition, to address any areas within their Conservation Areas that require proactive improvement (PPG15 - Planning and the Historic Environment). The Management Plan provides clear guidance for any future development or enhancement proposals by setting out how the local policy framework and national guidance/best practice will be applied to proposed alterations and developments and by giving guidance on what is likely to be acceptable or not acceptable within the Conservation Area. The Management Plan identifies the rights and responsibilities of owners, occupiers, developers and the Council within the Conservation Area. The Management Plan will remain effective for approximately 5 years until 2014, when it will be reviewed again.
- 5.2 Consultation on the Management Plan ran for 6 weeks between August and September 2009. Letters were sent to all residents within the Conservation Area notifying them of the consultation and telling them where they could view the document. In addition, the Parish Council wrote to all residents in the wider village notifying them of the consultation and the drop-in session mentioned below. As well as letters sent to all properties in the wider Parish with the help of the Parish Council, copies were available at local libraries, Edgmond Post Office, Darby House and Civic Offices. The document was also available to download or view on the Telford & Wrekin Council website and the Edgmond Parish Council website. The proposals were discussed in public at an Edgmond Parish Council planning meeting at the Village Hall in September; in addition, a drop-in session was held at the Village Hall, attended by a Council officer from the conservation team, where local residents had the opportunity to discuss the document and ask questions about the Conservation Area. A list of attendees is held by the Parish. There were also displays at the Edgmond Environment Group Open Day, where further copies were available to take away.
- 5.3 Following the consultation on the document, no written responses were received. Verbal comments made at the drop-in session were largely positive, although some concerns were raised about the use of the term "Management Plan" and a suggestion that this implied some significant change to the village. However, this is not the case as the Management Plan seeks to preserve and enhance the character of the Conservation Area. These concerns were addressed by the Officer to the satisfaction of all parties. It is accepted that this needs to be made clear in future. Feedback from the Parish Planning Committee also indicated that the

document received favourable comment when discussed at the Parish Planning Meeting.

## **6. EQUAL OPPORTUNITIES**

6.1 There are no direct equal opportunity issues arising from this report.

## **7. ENVIRONMENTAL IMPACT**

7.1 The primary purpose of the Conservation Area designation and the Management Plan is to improve the quality of the historic built environment within the Conservation Area. It is intended that the management proposals will form a basis for the overall improvement of the Conservation Area by providing an acceptable approach to issues raised in the Conservation Area Appraisal and during the management review.

## **8. LEGAL COMMENT**

8.1 The Council, as Local Planning Authority, is under a statutory duty to, from time to time, formulate and publish proposals for the preservation and enhancement of Conservation Areas in the Borough.

8.2 The proposed Management Plan referred to in this report has been publicised and consulted upon as recommended in Government guidance.

## **9. LINKS WITH CORPORATE PRIORITIES**

9.1 There are strong links with the corporate priority of creating a safe, clean and sustainable environment. It will also supplement existing local policies for the enhancement of the historic environment including Policy CS15: Urban Design within the LDF Core Strategy.

## **10. FINANCIAL IMPLICATIONS**

10.1 There are no financial implications of adopting this management plan. Costs and work associated with the consultation process have been covered from existing budgets and resources.

## **11. WARD IMPLICATIONS**

11.1 The Management Plan and revisions for the Edgmond Conservation Area will have implications for Edgmond Ward.

## **12. BACKGROUND PAPERS**

Edgmond Conservation Area Character Appraisal (see Appendix 1)

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