

**WROCKWARDINE CONSERVATION AREA APPRAISAL AND MANAGEMENT PROPOSALS**

**REPORT OF ASSISTANT DIRECTOR: BUSINESS, DEVELOPMENT & EMPLOYMENT**

**LEAD CABINET MEMBER: CLLR RICHARD OVERTON**

**PART A) – SUMMARY REPORT**

**1. SUMMARY OF MAIN PROPOSALS**

- 1.1 Telford and Wrekin Council is required to carry out and adopt a Conservation Area Appraisal and Management Plan for all Conservation Areas within its boundary, as prescribed by the National Planning Policy Framework. The development of management proposals are also required to have regard to Historic England's best practice guidelines.
- 1.2 Wrockwardine Conservation Area was adopted in April 1999 as an area of special architectural and historic interest. It contains 24 listed and 1 locally listed buildings and a number of Tree Preservation Orders. Currently no Conservation Area Appraisal or Management Plan exists for the adopted conservation area of Wrockwardine. The Report seeks Cabinet approval to adopt a Appraisal & Management Plan for this area (see Appendix 1).
- 1.3 The Conservation Area Appraisal & Management Plan (CAA and CAMP) identify and support the conservation area designation, and create a framework for the control of development, in addition to considering and strengthening design controls. Specifically it recognises the need to protect the areas of open views surrounding the conservation area. In preparing the management proposals the boundary of the conservation areas has been reviewed and remains as adopted. Consideration has also been given to the adoption of an Article 4 direction to remove permitted development rights to domestic properties however such development does not pose a potential threat, and therefore is not recommended. This will continue to be monitored.
- 1.4 The draft CAA and CAMP has been publicised in accordance with the regulations. Six comments were received. These supported the aims and objectives (see appendix 2) and a number of minor revisions have been incorporated into the final draft document as a result.

## **2. RECOMMENDATIONS**

- 2.1 That Cabinet approve the adoption of the Wrockwardine Conservation Area Appraisal and Management Proposals document to provide a sound basis for considering planning applications and for developing initiatives to improve the area.**

## **3. SUMMARY IMPACT ASSESSMENT**

<b>COMMUNITY IMPACT</b>	Do these proposals contribute to specific Co-Operative Council priority objective(s)?	
	Yes	Business winning, business supporting. Supporting owners and developers.
	Will the proposals impact on specific groups of people?	
	Yes	Specifically the residents and landowners of Wrockwardine, in managing, preserving and enhancing the conservation area.
<b>TARGET COMPLETION/DELIVERY DATE</b>	Immediately post Cabinet. To be reviewed every 5 years.	
<b>FINANCIAL/VALUE FOR MONEY IMPACT</b>	Yes/No	There are no direct financial implications to the Council of adopting the Wrockwardine Conservation Area Appraisal and Management Proposals document. JAC 220116
<b>LEGAL ISSUES</b>	No	The National Planning Policy Framework recognises the importance of Conservation Areas and the need to conserve heritage assets in a manner appropriate to their significance. The Planning (Listed Buildings and Conservation Areas) Act 1990 confirms that the Council has a duty to determine which parts of the Borough are areas of special architectural or historic interest or character or appearance which it is desirable to preserve or enhance and to designate those areas as conservation areas. Further, the Council has a duty to review how it has exercised this duty from time to time and there is a procedure for varying or cancelling the designation of a conservation area. Designation brings a number of controls over development which would not otherwise apply. The attached Appraisal is intended to inform and assist decision makers and will be a material consideration in their determination of planning applications. IR 28/01/16
<b>OTHER IMPACTS, RISKS &amp; OPPORTUNITIES</b>	No	There are no known or identifiable additional impacts or risks from this proposal.
<b>IMPACT ON SPECIFIC WARDS</b>	Yes	Management of the Conservation Area, through ensuing appropriate development.

## **PART B) – ADDITIONAL INFORMATION**

### **4. INFORMATION**

- 4.1 Local Authorities are required by Government to review their Conservation Areas periodically and to draw up Conservation Area Appraisals and Management Proposals (CAA and CAMP) to ensure the preservation and enhancement of the character of Conservation Areas and to address any areas within them that require proactive improvement. Such documents form a clear guidance for any future development or enhancement proposals by setting how the Councils policy framework and national guidance/best practice will be practically applied to some alterations and developments and giving useful guidance on what is likely to be acceptable or not acceptable within the Conservation Area. It also identifies the rights and responsibilities of owners, occupiers, developers and the Council within the Conservation Area. The Appraisal and Management Proposals will be reviewed every 5 years or sooner if deemed necessary.
- 4.2 A period of public consultation for both the Appraisal and the Management Proposals was undertaken for 8 weeks between June and August 2015. As well as letters sent to all properties in the Parish copies were available at Wellington Library, the Councils website and Council Offices. The Parish Council also received hard copies.
- 4.3 All comments were thoroughly considered and amendments made where appropriate to produce the final version (see Appendix 1). All comments were positive and supportive of the designation. A summary of the consultation responses can be found in Appendix 2. It is now proposed to adopt the Appraisal and Management Proposals as a framework against which future development proposals can be assessed in conjunction with existing local and national policy, legislation and best practice guidance.
- 4.4 Within Telford & Wrekin there are 7 Conservation Areas. This includes Wrockwardine, the Severn Gorge, Newport, Edgmond, High Ercall, Horsehay & Spring Village and Wellington. Of these Wellington, Edgmond and High Ercall have had recent Conservation Area Appraisals and Management Proposals endorsed by Cabinet. The Severn Gorge Appraisal is currently being written, as is Horsehay. Newport is timetabled for review in 2016.

### **5. IMPACT ASSESSMENT – ADDITIONAL INFORMATION**

- 5.1 No additional changes are being sought within the Conservation Area nor are there any additional statutory controls proposed under this report. No alterations or extensions of the boundary have been proposed. There are therefore no additional impacts beyond the advice and guidance contained within the appraisal which is based on existing local and national policy and best practice from Historic England.

### **6. PREVIOUS MINUTES - None**

### **7. BACKGROUND PAPERS**

Appendix 1: Wrockwardine Area Character Appraisal and Management Proposals  
Appendix 2: Summary of Consultation Responses