

WAVERLEY BOROUGH COUNCIL

EXECUTIVE

4 SEPTEMBER 2012

Title:

WHEELERSTREET CONSERVATION AREA APPRAISAL

[Portfolio Holder for Planning: Cllr Bryn Morgan]

[Wards Affected: Witley]

Summary and purpose:

The purpose of this report is to recommend that the Wheelerstreet Conservation Area Appraisal (CAA) be adopted by the Council as a material consideration in the determination of planning applications, listed building consent and conservation area consent applications within the Conservation Area (CA). In addition it will be used to guide future environmental enhancement schemes within the CA.

How this report relates to the Council's Corporate Priorities:

It relates to the Council's environment priority to protect and enhance Waverley's unique mix of rural and urban communities. The production of the CAA for Wheelerstreet is set out within the Planning Service Plan 2011/12 and follows the programme agreed by Executive in October 2011.

Equality and Diversity Implications:

None.

Environment and Climate Change Implications:

The document identifies the need to preserve and enhance the existing CA which includes preserving the existing buildings as well as helping to determine any application for planning permission.

Resource/Value for Money Implications:

The cost of the CAA will be met from existing budgets.

Legal Implications:

Wheelerstreet's CAA will be used as a material consideration when considering planning proposals in the CA.

Background

1. Wheelerstreet is one of 45 Conservation Areas (CA) in Waverley. Currently only four Conservation Area Appraisals (CAAs) have been completed (Wrecclesham, Bramley, Farnham Town Centre and Chiddingfold).
2. This is the first CAA to be completed since 2007, and forms a pilot project that will help Waverley formulate a methodology (following the latest English Heritage guidelines) so that the remaining 40 CAAs can be undertaken in a consistent manner.

The CAA

3. CAAs are undertaken to identify and explain the character of the CA. This document will identify the specific qualities of the Wheelerstreet CA and thereby help to manage change within the CA. Section 71 of the 1990 act explains that “it shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas”. The proposed CAA is attached at Annexe 1.

The Consultation Process

4. To ensure best practice is followed, and to inform local residents and key stakeholders, a robust consultation was undertaken. The consultation started on 23 April 2012 for a period of six weeks. The following methods to inform the public of the consultation included a letter to all residents in the CAA and relevant stakeholders, including:
 - Witley Parish Council
 - Surrey County Council
 - Statutory consultees (English Heritage, Natural England and Environment Agency)
 - CABE at the Design Council
 - The Godalming Trust
 - Relevant internal Waverley officers and local Councillors

In addition, all the relevant information was uploaded to the website at www.waverley.gov.uk/WheelerstreetConsultation

5. Five responses were received to draft Wheelerstreet Conservation Area Appraisal consultation. Consideration was given to each response and the CAA updated where necessary. Primarily the management plan section has been updated to include additional recommendations for improvements to the Star Inn, green space and general public realm. Comments relating to flood risk were also incorporated at the request of the Environment Agency. A Consultation Statement has been produced to accompany the CAA and is attached at Annexe 2.

Conclusion

6. The proposed CAA identifies the specific qualities and characteristics of the Wheelerstreet CA which makes it both special and unique and thereby will help to manage future change within the CA. It has been subject to a robust consultation process to ensure residents and interested stakeholders have the opportunity to comment on and shape the final document.

Recommendation

That the Executive recommend to Council that the Wheelerstreet Conservation Area Appraisal be adopted as a material planning consideration.

Background Papers

There are no background papers (as defined by Section 100D(5) of the Local Government Act 1972) relating to this report.

CONTACT OFFICERS:

Name: Colin Bannon

Telephone: 01483 523525

E-mail: colin.bannon@waverley.gov.uk