

AGENDA ITEM 18: APPENDIX M

WAVERLEY BOROUGH COUNCIL

EXECUTIVE - 04/02/2014

Title:

MILFORD CONSERVATION AREA APPRAISAL

[Portfolio Holder: Cllr Brian Adams]

[Wards Affected: Milford]

Summary and purpose:

The purpose of this report is to recommend that the Milford Conservation Area Appraisal (CAA) be adopted by the Council as a material consideration and used in the determination of any application for planning permission and listed building consent within the Conservation Area (CA).

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

The Milford CAA supports the environmental priorities of the Council by encouraging protection and enhancement of Waverley's unique mix of rural and urban communities. The production of CAAs is set out in the Planning Service Plan 20013/14.

Financial Implications:

There are no resource implications. The use of the document as a material planning consideration will be managed within existing resources. Some of the environmental enhancement projects could be funded through Section 106, Planning Infrastructure Contributions (PIC) or the Community Infrastructure Levy (CIL).

Legal Implications:

Milford's CAA will be used as a material consideration when considering planning and listed building applications in the area.

Introduction

1. Milford is one of 43 Conservation Areas (CA) in Waverley. Currently six Conservation Area Appraisals (CAAs) have been completed (Wrecclesham, Bramley, Farnham Town Centre, Wheelerstreet, Godalming Town Centre and Chiddingfold).
2. This is the third CAA to be completed since 2007, and follows the Godalming Town Centre and Wheelerstreet document. Wheelerstreet CAA was a pilot project that helped Waverley formulate a methodology (following the latest English Heritage guidelines) so that the remaining 38 CAAs can be undertaken in a consistent manner.

The Conservation Area Appraisal

3. CAAs are undertaken to identify and explain the character of the Conservation Area (CA). This document will identify the specific qualities of the Milford CA and thereby help to manage change within the CA. It is not enough for a Local Planning Authority to just designate an area as a 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”. Policy HE8 in the Local Plan states that “the Council will seek to preserve or enhance the character of conservation areas by.....(e) carrying out conservation area appraisals”. It is therefore considered pertinent for Waverley to undertake CAAs with the aim to appraise the character of each CA; identify the qualities which should be preserved and enhanced, and produce a management plan to include proposals for enhancement where necessary. The CAA is attached at Annexe 1.

The Consultation Process

4. A walkabout was conducted with local Councillors and Witley Parish Council and there was communication by email to discuss the draft document.
5. A public consultation was undertaken to support the development of the CAA. The consultation started on Monday 28 October 2013 for six weeks, ending on Monday 9 December 2013.
6. The following methods to inform the public of the consultation included:
 - Letter to all residents in the CA
 - Letter for key stakeholders including:
 - Parish Council
 - Surrey County Council
 - Statutory consultees (English Heritage, Natural England and Environment Agency)
 - Relevant internal Waverley officers
 - Local Councillors
7. A poster and hard copy of the draft Milford CAA document was made available at Planning Reception, Council Offices, Godalming (Monday to Thursday 9am – 5pm and Friday 9am – 4pm) and a copy could be viewed online at www.waverley.gov.uk/milfordcaa.
8. Six responses were received to the draft document. The main areas raised related to the management plan. As a result the draft CAA has been updated to include additional issues about the flood zone and infilling as well as separate sections about boundary walls and litter. Recommendations within the management plan section relating to environmental enhancement were also supported.
9. The Consultation Report attached at Annexe 2, gives a summary of the comments received and the officers response.

Conclusion

10. The Milford CAA document identifies the specific qualities of the CA and thereby helps to manage change within the area. It has been subject to a robust consultation process to ensure residents and interested stakeholders had the opportunity to comment on and shape the final document.
11. It is proposed that the appraisal be adopted as a material consideration to be used in the determination of any application for planning permission and listed building consent within the conservation area.

Recommendation

It is recommended to the Council that the CAA for Milford 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.

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