

WAVERLEY BOROUGH COUNCIL

EXECUTIVE – 7 JUNE 2016

Title:

EWHURST AND EWHURST GREEN CONSERVATION AREA APPRAISALS

**[Portfolio Holder: Cllr Brian Adams]
[Wards Affected:Ewhurst]**

Summary and purpose:

The purpose of this report is to gain authorisation to undertake a formal public consultation on the draft Conservation Area Appraisals (CAAs) for the Conservation Areas (CAs) of Ewhurst and Ewhurst Green. These documents also include changes to the Conservation Area boundaries. The long term objective is that the appraisals will be adopted as material considerations and used in the determination of any application for planning permission and listed building consent in the relevant areas.

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

It relates to the Council's environment priority to protect and enhance the environment of Waverley.

The production of the CAAs for Ewhurst and Ewhurst Green CAs is set out within the Planning Service Plan 2015/16 and follows the programme agreed by Executive in October 2011.

Resource Implications:

The work will be completed within existing officer resources but will require input from a range of stakeholders. There are no direct financial implications as a result of this report.

Legal Implications:

Ewhurst and Ewhurst Green's CAAs will be used as material considerations when considering planning applications in the relevant area.

With regard to the proposed extensions, these will give an additional degree of protection against the demolition of buildings and walls within the boundary of the CA. It also means that additional tests (as set out in the Local Plan and National Planning Policy Framework) are considered when determining planning applications. Finally, the permitted development rights in these areas are reduced. This means that the extent of building works that can be carried out without the need for express planning permission is reduced.

Background

1. Ewhurst and Ewhurst Green are two of 43 Conservation Areas (CAs) in Waverley. Currently twelve Conservation Area Appraisals (CAAs) have been adopted Wrecclesham; Bramley; Farnham Town Centre; Chiddingfold; Wheelerstreet; Godalming Town Centre; Milford; Haslemere; Godalming Crownpits; Ockford Road; Witley and Alfold.
2. In 2011, the Executive agreed a programme for the commencement of CAAs which has been extended to 2020. Since the programme has commenced eight CAAs have been adopted, Ewhurst and Ewhurst Green will be the 10th and 11th following on from Cranleigh.
3. The CAs have been surveyed by visiting the site, noting the features of interest as highlighted by Historic England guidelines, conducting a photographic study and undertaking a desk top study using the internal mapping system to understand change over time.
4. The Ward Member and Parish Council were consulted, including a walkabout with the Conservation Officers, to influence the development and future implementation of a Management Plan which forms part of the Conservation Area Appraisal. The Ward Member and Parish Councillors have also had the opportunity to consider and comment on the draft appraisal document.
5. The draft CAAs are attached at Annexe 1.
6. Following the consultation, it is proposed that the CAAs, including any amendments, be adopted as material considerations to be used in the determination of applications for planning permission and listed building consent within the conservation areas. They will also be used to drive forward environmental enhancements and improvements identified within the Management Plans.

The Consultation Process

7. Whilst the documents will not be adopted as a Supplementary Planning Document (SPD), it is important that they are subject to a robust consultation process, to ensure that the views of the local community and other stakeholders are taken into account and to increase their weight in planning decisions.
8. The consultation period will run for a period of six weeks and will target all residents and businesses within the CAs and in the proposed extensions to the CA. Ewhurst Parish Council, local amenity societies (where appropriate) and other relevant stakeholders will also be consulted.
9. The consultation will inform any necessary amendments to the documents before they are submitted through the Council's committee process for adoption by the Council.

Recommendation

It is recommended that the Executive approves the draft CAAs for Ewhurst and Ewhurst Green for the purposes of public consultation.

Background Papers

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

CONTACT OFFICER:

Name: Sophie Piper

Telephone: 01483 523306

E-mail: sophie.piper@waverley.gov.uk