

WAVERLEY BOROUGH COUNCIL

EXECUTIVE – 2 DECEMBER 2014

Title:

WITLEY AND GODALMING CROWNPITS CONSERVATION AREA APPRAISALS

[Portfolio Holder: Cllr Brian Adams]

[Wards Affected: Witley and Hambledon, Godalming Holloway]

Summary and purpose:

The purpose of this report is to gain authorisation to undertake a formal public consultation on the draft Conservation Area Appraisals (CAA) for the Conservation Areas (CA) of Witley (this document also includes changes to the Conservation Area boundary) and Godalming Crownpits. 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 within the CAs.

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 CAAs for Witley and Godalming Crownpits is set out within the Planning Service Plan 2013/14 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:

The Witley and Godalming Crownpits CAAs will be used as a material consideration when considering planning applications in the two areas.

With regard to the proposed extensions within Witley, 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 planning permission is reduced.

Background

1. Witley and Godalming Crownpits are two of 43 Conservation Areas (CAs) in Waverley. There are eight Conservation Area Appraisals (CAAs) completed for Wrecclesham, Bramley, Farnham Town Centre, Wheelerstreet, Godalming Town Centre, Milford, Chiddingfold and Haslemere.
2. The Wheelerstreet CAA was adopted in 2012 and was used as a pilot project to formulate a methodology in accordance with the latest English Heritage guidelines. The remaining CAAs are being undertaken following a similar methodology to ensure consistency.
3. The Witley and Godalming Crownpits CAs have been surveyed by visiting the sites, noting the features of interest as highlighted by English Heritage guidelines, conducting photographic studies and undertaking a desk top study using the internal mapping system to understand change over time.
4. The Members, Parish and Town 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 Appraisals. The Members and Parish Councillors have also had the opportunity to consider and comment on the draft appraisal documents.
5. The draft CAAs are attached at Annexe 1 (Witley) and Annex 2 (Godalming Crownpits).
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 its 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 Witley CA. Godalming Town Council (for Godalming Crownpits CAA), Witley Parish Council (for Witley CAA), local amenity societies 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 Witley and Godalming Crownpits 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.

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