

WAVERLEY BOROUGH COUNCIL

EXECUTIVE – 09 JUNE 2015

Title:

AMENDMENT TO MILFORD CONSERVATION AREA BOUNDARY

[Portfolio Holder: Cllr Brian Adams]

[Wards Affected: Milford]

Summary and purpose:

The purpose of this report is to recommend that a small amendment to the boundary of the Milford Conservation Area be adopted.

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

The Milford Conservation Area Appraisal (CAA) supports the environmental priorities of the Council by encouraging protection and enhancement of Waverley's unique mix of rural and urban communities. This small amendment to the boundary of Milford Conservation Area follows the recent adoption of the Milford CAA.

Financial Implications:

There are no resource implications.

Legal Implications:

Conservation areas fall within the definition of "protected areas", which are subject to additional controls. The most important of these are controls over development and advertising and the protection of trees.

The removal of the land from Milford Conservation Area will reinstate normal permitted development rights to the properties affected. Planning permission will therefore not be required for developments permitted under the Town and Country Planning (General Permitted Development) Order 2015 such as the demolition of a building.

A tree within a conservation area is subject to similar restrictions as a tree covered by a tree preservation order (TPO). The amendment to the boundary will remove this additional protection for currently protected trees.

The amendment of the boundary will also relax the controls over the display of advertisements within the area.

Introduction

1. Milford is one of 43 Conservation Areas (CA) in Waverley. It is one of the nine CAs where Conservation Area Appraisals (CAAs) have been adopted (Wrecclesham, Bramley, Farnham Town Centre, Wheelerstreet, Godalming Town Centre, Milford, Chiddingfold, Haslemere and Godalming Crownpits).

2. In 2011 Executive agreed a programme for the commencement of CAAs which has now been extended to 2020.
3. Following a review of all the CA boundaries on Waverley's mapping system an anomaly was identified within Milford CA. Normally it is expected that a CA boundary would follow a physical feature such as a road or a garden boundary, but in the case of Milford the boundary dissects the rear gardens of 1-15 Ockfields and the Surgery on Church Road (built post-CA designation). As a result the affected properties and most of their curtilages are outside the CA, but a small part of each curtilage is currently shown as being within the CA. In order to rectify this, it is proposed that the boundary of the CA should be amended slightly to follow the rear boundary of the above properties and to remove the affected properties from the CA entirely.
4. A plan of the amendment to Milford Conservation Area boundary is attached at Annexe 1.

Consultation process

5. A focused consultation on this amendment took place between 13th March and 24th April 2015, including those affected by the change and key stakeholders such as the Parish Council and Historic England.
6. The only comment received was from Historic England, which supports the change to the CA boundary. More details on the consultation are contained in the Consultation Statement, which is attached as Annexe 2.

Conclusion

7. This minor amendment to the Milford CA boundary resolves an existing anomaly and will not have any detrimental impact on the wider CA or its purpose.

Recommendation

It is recommended to the Council that the amendment to the Milford Conservation Area boundary is adopted.

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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