

Agenda Item 8

Development Management Committee

November 17 2009

SMG/C5



Dunkeswell Conservation Area Proposal

Summary

Under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (background paper A) Local Planning Authorities have a duty to review their conservation areas from time to time to consider whether further designation of conservation areas is called for. Following a request from English Heritage and Dunkeswell Parish Council to consider the WWII airfield for conservation area status a feasibility study was carried out and it was concluded that this area in addition to the historic village met the criteria for designation.

A copy of the colour document and full size maps can be viewed in the Members area from 11 November. A black and white version of the document is appended to this report.

Recommendation

It is recommended that the attached Conservation Area Appraisal and Management Plan are endorsed for consultation with the relevant Ward Members, Parish Council, statutory consulters and those who live and work within the proposed conservation area boundary.

Delegated power is given to the Head of Planning and Countryside Services to publish the documents having incorporated any appropriate amendments.

a) Reasons for Recommendation

A periodic review of conservation area designation is a statutory requirement of the Local Authority. Planning Policy and Guidance has changed since many of the conservation areas were originally designated during the early 1970's with views on the criteria for designation constantly changing. It is therefore considered expedient to take stock of the present designations and consider areas for new designated conservation areas.

b) Alternative Options

1. While the review of the district's conservation areas is a statutory duty of the Local Authority it may be considered that Dunkeswell airfield and village does not warrant conservation area designation and that the consultation exercise does not go ahead.
2. A second alternative option is that the proposed boundary of the new conservation area is altered and either reduced or expanded, and the consultation process proceeds on this basis.

c) Risk Considerations

There are no risks to the Council.

d) Policy and Budgetary Considerations

Policy considerations:

Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that *'Every local planning authority shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and shall designate those areas as conservation areas. It shall be the duty of a local planning authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of this should be designated as conservation areas; and, if they so determine, they shall designate those parts accordingly.'*

Budgetary considerations:

A newly designated conservation area would result in a very marginal increase in the number of planning applications for works that would otherwise be considered as Permitted Development.

Date for Review of Decision

The Conservation Area Appraisal would be reviewed every five years.

1 Main Body of the Report

- 1.1 Conservation Areas are **'areas of special architectural or historic interest the character of which it is desirable to preserve or enhance'**. East Devon currently has 33 conservation areas. Conservation Area Appraisals are documents which identify the common vernacular styles and building materials and finishes, significant views within the conservation area and areas where the character has been lost. They provide important guidance and support in determining planning applications in conservation areas and supplement planning appeal statements.
- 1.2 The process of reviewing the existing 33 conservation areas and designating new ones is well under way. Budleigh Salterton's conservation area has already been reviewed and published. Full reviews of Exmouth, Lympstone and Woodbury including Management Plans will be submitted to Development Management early next year. East Devon has several historic settlements where the character meets the criteria for designation as new conservation areas. These will be considered under a rolling work programme by the conservation team.
- 1.3 A request has been made by English Heritage and Dunkeswell Parish Council to consider designating the WWII airfield as a conservation area. A survey of the area including the historic village was undertaken and evidence of other similar conservation areas researched. It was found that there are at least another three airfields designated as conservation areas around the country including Bicester (Oxon), Kenley (Croydon) and Old Sarum (Wilts). These designations are aimed to protect the historic value and significance of the sites and recognise the role they played during WWII. The survey also revealed that the historic village is of significant historic value and interest, and meets the criteria for designation. A draft boundary has been drawn based upon the extent of the historic airfield and the historic boundary of the village. The character of each area has been defined and appraised, and a draft management plan written covering proposals for enhancement and identifying how the new conservation area will be managed.
- 1.4 It is recommended that a programme of consultation takes place with full community participation. The Conservation Area Appraisal and accompanying Management Plan would be presented to the Parish Council, Ward Members and the public at the Parish Council meeting

in December 2009. Those living and working within the proposed boundary would also be contacted by post and informed of the proposals. Comments will be invited and a questionnaire will be distributed to gain views on the various aspects of the proposals and documents. Once comments have been received it is anticipated that the appraisal and management plan will be reviewed and following a second brief consultation with the Parish Council and Ward Members published and designated as a new conservation area.

Legal Implications

The legal implications are set out within the report.

Financial Implications

There are no financial implications.

Background Papers

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- Draft Conservation Area Appraisal and Management Plan. These papers have not been submitted to the Development Control Committee before

Stephen Guy ext 1541
Principal Conservation Officer

Development Management Committee
17th November 2009