
BISHOPTON CONSERVATION AREA CHARACTER APPRAISAL

Responsible Cabinet Member - Councillor John Williams, Economy Portfolio

Responsible Director - Richard Alty, Assistant Chief Executive (Regeneration)

Purpose of Report

1. To seek Members' approval of the **appended** finalised Bishopton Conservation Area character appraisal.

Information and Analysis

2. Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 emphasises the need for the local development plan to include firm conservation area policies, based on a clear definition of the special architectural or historic interest that warranted designation. PPG15 Planning and the Historic Environment stresses the need for local planning authorities to make an assessment of the special interest, character and appearance of all conservation areas in their districts.
3. The Environment Scrutiny Review Action Plan adopted by the Cabinet highlighted the need for Conservation Area Character Appraisals to be undertaken.
4. Bishopton is the fifth in a programme of 16 Conservation Area character appraisals to be undertaken over the next few years. In addition, new Best Value Performance Indicators have been introduced which measure how many conservation area Character Appraisals have been carried out in the last five years.
5. Character Appraisals for conservation areas are seen as a tool to assist in the preservation and enhancement of conservation areas. Through the character appraisals, areas (or buildings) of special landscape or historic/architectural character can be highlighted as possessing particular interest, and being worthy of preservation and enhancement. Features of special interest, such as historic walls, stiles, open spaces, trees or historic surfaces; ie, cobbles, Yorkshire flags or setts, can be particularly highlighted through the character appraisal, which can then be included in future Supplementary Planning Document. The appraisal provides a sound basis, defensible on appeal, for the development plan policies and future development control decisions.

Outcome of Consultation

6. At the meeting of 30 August 2005, Cabinet authorised the then Director of Development and Environment to agree draft Conservation Area character appraisals for public consultation followed by final Cabinet approval of documents revised in the light of

consultation.

7. Consultation on the Bishopton document was carried out for four weeks between the 2 May 2007 and 30 May 2007 and included letter drops to inhabitants within the Bishopton Conservation Area, a two-day exhibition in the Town Hall reception area on the 10 and 11 May, an exhibition on the evening of 10 May in Bishopton village hall and a press notice in the local press. 7 comments forms were returned completed by residents, plus 1 letter and emailed responses from Building Control and the Highways Officer. Observations and recommendations within the scope of the appraisal suggested the following:-
 - (a) The inclusion of a garden wall (not publicly visible, to the rear of a house in Church View) in the appraisal as a feature wall of historic interest. This wall (probably 17th or 18thC) has been included within the revised Draft appraisal as a feature of historic value.
 - (b) The rejection of a suggestion in the consultation draft document to reinstate historic surfacing materials, if cobble, to prevent hindrance when walking over them.
 - (c) Greater preservation of the Greens, which are being eroded by vehicular intrusion.
 - (d) An objection to farm buildings being converted to housing.
 - (e) A comment on multiple issues, including the historical accuracy, research and quality of appraisal. Further work has been undertaken to improve the document
 - (f) Comments from Building Control on current thermal standards.
8. Suggestion (a) has been included into the document, as requested by the house owner responsible for the wall. Suggestion (b) has been removed from the document. Suggestion (c) has been included in the appraisal and now includes a recommendation to introduce scoriae blocks only to demarcate the edges of the lanes running from the main roads over The Green to prevent continued vehicular damage to lane edges and grass. Suggestion (d) has not been included in the appraisal, as this is contrary to planning policies on re-use of redundant buildings. Suggestion (e) has been included in the document and further work has taken place to improve the breadth and depth of the appraisal, including greater analysis of the character of the village. Suggestion (f) from Building Control suggested highlighting current thermal standards.

Conclusion

9. The **attached** Bishopton Conservation Area Character Appraisal is the fifth in a series of appraisals concerning the 16 conservation areas in the Borough. The final document has been amended to take account of comments made during the consultation process and will provide a useful tool in assisting the conservation and enhancement of the Bishopton Conservation Area

Legal Implications

10. This report has been considered by the Borough Solicitor for legal implications in accordance with the Council's approved procedures. There are no issues which the Borough Solicitor considers need to be brought to the specific attention of Members, other than those highlighted in the report.

Section 17 of the Crime and Disorder Act 1998

11. The contents of this report have been considered in the context of the requirements placed on the Council by Section 17 of the Crime and Disorder Act 1998, namely, the duty on the Council to exercise its functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. It is not considered that the contents of this report have any such effect.

Council Policy Framework

12. The issues contained within this report do not represent change to Council policy or the Council's policy framework.

Decision Deadline

13. For the purpose of the 'call-in' procedure this does not represent an urgent matter.

Recommendation

14. It is recommended that Cabinet approve the **attached** Bishopton Conservation Area Character Appraisal.

Reason

15. The recommendation is supported by the following reason :-

To provide a document to assist in the protection and management of the Bishopton Conservation Area.

Richard Alty,
Assistant Chief Executive (Regeneration)

Background Papers

File of comments received

Martyn Kendall : Extension 2604
wi