

**CONSERVATION AREA DESIGN GUIDE SUPPLEMENTARY PLANNING DOCUMENT AND
SUSTAINABILITY APPRAISAL**

EXECUTIVE MEMBER: Councillor Alan Holliday

LEAD OFFICER: Chris Hoban

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PURPOSE OF REPORT

To inform Members of the minor changes that are proposed to the Conservation Area Design Guide Supplementary Planning Document (SPD) following the statutory consultation which took place between Monday 10 July and Friday 18 August 2017, and recommend their approval.

RECOMMENDATION

That Members consider and agree the minor changes made to the Conservation Area Design Guide SPD and recommend that the Guide be presented at Full Council on 5th December 2017 with a recommendation that the Guide is adopted as a Supplementary Planning Document to the Copeland Local Plan 2013-2028.

1.0 INTRODUCTION

- 1.1 The Council commissioned a piece of work to promote and encourage good design in the historic environment of its eight conservation areas of Whitehaven Town Centre, Corkickle, Hensingham, Cleator Moor, St Bees, Egremont, Beckermest and Millom.
- 1.2 The Design Guide is aimed at providing owners, developers, agents and designers of property and land within the Borough's Conservation Areas with guidance, advice and instructions on how to approach issues such as improvement, maintenance and repair.
- 1.3 The Design Guide provides a definition of a Conservation Area and a brief outline of the legislation covering Conservation Areas and Listed Buildings. It goes on to include information on generic design, repair and maintenance principles and guidance; individual characteristics and guidance for each conservation areas as well as useful information, references and contacts.

- 1.4 In June 2017, the Council approved the draft Conservation Area Design Guide for a six-week consultation period between Monday 10th July and Friday 18th August 2017.
- 1.5 A number of minor amendments have been proposed to the draft Conservation Area Design Guide SPD following the public consultation and the amended Design Guide can be found at Appendix 1.
- 1.6 Appendix 2 shows all representations made along with the Council's response to those representations, whether any changes have been made to the Design Guide as a result and if so, the nature of those changes made.
- 1.7 Appendix 3 shows the unchanged accompanying Sustainability Appraisal since its draft form as no representation were received regarding the SA.
- 1.8 It is expected that the SPD will be formally adopted on 5th December 2017, Subject to the LDF Working Party recommending to Full Council that the Guide is approved and adopted as a Supplementary Planning Document (SPD).

2.0 DRAFT CONSERVATION AREA DESIGN GUIDE SPD STATUTORY CONSULTATION, REPRESENTATIONS RECEIVED AND AMENDMENTS MADE

- 2.1 SPDs are used to provide further detail and guidance on the implementation of policies and proposals contained in the Copeland Local Plan.
- 2.2 SPDs are non-statutory documents which are not subject to an independent examination and do not have Development Plan status. However, they are subject to a thorough process of public consultation, in accordance with the Council's Revised Statement of Community Involvement (SCI) 2016 and must also be consistent with national and local planning policies.
- 2.3 The Council embarked on a statutory public consultation exercise for a six-week period between Monday 10th July and Friday 18th August 2017.
- 2.4 The form provided for comments applied a simple format inviting respondents to indicate which page and section the comment related to, whether the comment is in support, objecting to or simply making a comment and the detail of the comment made.
- 2.5 A total of 13 representations have been received. The Conservation Area Design Guide Working Group met on two separate occasions to discuss the representations received and whether the Design Guide should be amended based on those representations.
- 2.6 As a result, a small number of minor changes have been made to the document and these changes include:

- Adding preferred types of roof slate material to be used;
 - General formatting of the SPD;
 - Additions to list of contacts and useful links at appendix 3;
 - Additional ground surface photos at section 10;
 - Inclusion of removal of or works to trees at section 10.3 and appendix 2.
- 2.6 No comments related to the Sustainability Appraisal and the SA therefore, remains unchanged.
- 2.7 Subject to LDF Working Party recommendation and Full Council approval, the Design Guide will be adopted as an SPD as part of the Copeland Local Plan. The SPD will be a material planning consideration for decision makers when determining planning applications within or in close proximity to the boundary of conservation areas in Copeland.
- 3.0 CONCLUSION**
- 3.1 Members are being given the opportunity to consider a summary of representations made and the subsequent proposed changes made to the final Conservation Area Design Guide.
- 3.2 Members are asked to recommend that the Guide be presented at Full Council in December 2017 with a recommendation that the Design Guide is adopted as a Supplementary Planning Document to the Copeland Local Plan 2013-2028.

APPENDICES

- Appendix One: Amended Conservation Area Design Guide Supplementary Planning Document December 2017
- Appendix Two: Statutory Consultation Comments Table
- Appendix Three: Sustainability Appraisal