



Ryedale District Council

REPORT TO: POLICY AND RESOURCES COMMITTEE

DATE: 14 February 2008

REPORTING OFFICER: EMMA WOODLAND- BUILDING
CONSERVATION OFFICER

SUBJECT: AMPLEFORTH CONSERVATION AREA
APPRAISAL AND MANAGEMENT PLAN:
DRAFT SUPPLEMENTARY PLANNING
DOCUMENT

WARDS AFFECTED: AMPLEFORTH

1.0 PURPOSE OF REPORT

1.1 For Members to consider the appended draft Ampleforth Conservation Area Appraisal and Management Plan Supplementary Planning Document (SPD) (Annex B) and to approve it for public consultation purposes. Any comments received will then be reported back to a future meeting of this Committee, when appropriate amendments will be made and the appraisal will be adopted. Views on this draft document are being sought from the 12 February 2008 Planning Committee and will be verbally reported at the meeting.

2.0 RECOMMENDATIONS

That members approve the Draft Ampleforth Conservation Area Appraisal and Management Plan SPD for public consultation.

3.0 REASONS SUPPORTING DECISION

3.1 The draft SPD is intended to provide detailed background information about the existing character of the Ampleforth Conservation Area and to advise on new development and management and enhancement proposals.

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- 3.2 The draft appraisal amplifies the policies and statements contained within PPG 15 – Planning and the Historic Environment. The production of this appraisal emphasises the importance placed upon retaining the historic built environment in Ryedale and on enhancing our villages with good quality new design, as prioritised in the Ryedale Community Plan ('Landscape and Environment' Theme).

4.0 BACKGROUND

- 4.1 SPDs are not statutory documents in the same way as the Local Development Framework (LDF), but are proper material considerations to take account of when determining individual applications. There is a strong emphasis on rigorous public consultation and a requirement to accord with European legislation on sustainability appraisal / strategic environmental assessment. The draft Ampleforth Conservation Area Character Appraisal SPD complies with the Regional Spatial Strategy and forms part of the Local Development Framework but is not a development plan document.
- 4.2 The weight afforded to SPD's when making decisions in relation to planning applications is increased if they arise out of, and are consistent with, the adopted Local Plan / LDF (as this is), and if the guidance notes have been subjected to, and prepared with, public consultation, followed through with a formal Council resolution to approve them. Government is currently strongly encouraging the provision of design guidance and advice by local planning authorities, and now includes an assessment of the breadth and availability of this in one of their measures of local planning authority performance.

5.0 INTRODUCTION

- 5.1 Ampleforth Conservation Area was designated in 1978. At the time of designation, following common practice at that time, a formal character appraisal was not produced for the Conservation Area.
- 5.2 PPG 15 published in 1994 specifies that a Conservation Area designation should be justified through the publication of a character appraisal. This should define the special architectural or historic character of the area highlighting those elements that both contribute towards, and detract from, the character of the area. This appraisal should help inform local decision makers such as property owners, the parish council, highways officers and development control officers. The character appraisal should also formulate proposals for the enhancement of the conservation area and, where necessary, make recommendations for the introduction of further controls to help safeguard the area's special character and sense of place. The attached draft SPD is based on guidelines issued by English Heritage, the government's advisor on the historic built environment, and satisfies the criteria laid out in PPG15.

- 5.3 A comprehensive analysis of the special qualities that contribute to the character of the conservation area can help in better quality proposals for development and may result in a reduction in the amount of officer time spent in negotiations with applicants. The refusal of unsuitable applications for development also becomes more justifiable with appropriate guidance in place.
- 5.4 The attached draft SPD has been produced in partnership between the North York Moors National Park Authority, Ryedale District Council and Ampleforth Parish Council.
- 5.5 A report similar to this one is being taken to the February meeting of the Planning Committee of Ryedale District Council. Comments arising from that Committee will be verbally reported to this Committee. In addition, a report similar to this one is being taken to the March 2008 meeting of the Planning Committee of the North York Moors National Park, however a verbal update will be provided if this situation alters.

6.0 POLICY CONTEXT

- 6.1 The production of Supplementary Planning Documents is recognised in government planning guidance as a way of covering detailed issues that support and supplement the policies within the Council's Corporate Plan and development plan. SPD's are intended to be a helpful tool for both developers and the Council alike and should increase the quality of submissions for planning approval.

7.0 REPORT

- 7.1 The attached draft Appraisal comprises 16 sections, which assess the existing architectural and historic character of the Conservation Area, highlighting both opportunities for enhancement and vulnerabilities within the streetscape. In addition, advice is given regarding the design of sympathetic new development. The document also recommends that investigations be made into the serving of an article 4(1) direction in order to preserve the existing high quality character of the conservation area. This is likely to include the requirement to apply for Planning Permission for alterations to publicly visible doors and windows for example. The serving of an article 4(1) direction will be investigated at a later stage and will be a separate process to this current consultation concerning the adoption of the Ampleforth Conservation Area Appraisal and Management Plan SPD. There currently exists an Article 4 (1) Direction in that part of Ampleforth residing in the National Park but no decisions would be taken on extending this control into the other part of the conservation area without a future report to this committee.

8.0 OPTIONS

8.1 Whilst the appended draft Appraisal is considered to be comprehensive and well balanced, members may wish to suggest minor amendments to the draft SPD before it is published for consultation and these will be discussed at the 14 February Committee. However, in order for both Ryedale District Council and the North York Moors National Park to jointly adopt the same version of this SPD, any major alterations to be made prior to consultation will require discussion between the two authorities.

9.0 RESULT OF OPTION APPRAISAL

It is considered that the draft SPD should be approved as a basis for consultation for the following reasons:

- The SPD has been prepared with respect to the relevant policies in the Local Plan, and in the Council's Community Plan.
- The guidance has been prepared jointly with officers from the North York Moors National Park Authority, Ampleforth Parish Council and in accordance with P.P.G 15 and guidance issued by English Heritage.
- It is considered that the draft appraisal fully reflects the Council's environmental and design requirements in terms of its expectations in relation to submitted planning applications for development proposals.

10.0 FINANCIAL IMPLICATIONS

10.1 The primary costs of producing this guidance are covered within the 'Local Plan - general' budget, held by the Forward Planning and Economic Development Unit.

11.0 RISK ASSESSMENT

11.1 It is considered that the production of this guidance will reduce the possibility of risk of harmful effects on the environment as a consequence of development, through increasing awareness of the value of the historic character of Ampleforth and ensuring that new development is of a high quality.

12.0 CONCLUSION

12.1 The recommendation is considered appropriate on the basis of the issues highlighted in this report. This SPD will expand the range of conservation area appraisals provided by this authority, and will include design guidance (as is being strongly encouraged by government), in order to encourage quality, sustainable development in the future.

Background Papers:

Ryedale Local Plan 1st Alteration: Adopted 2004.

Planning Policy Guidance 15 - Planning and the Historic Environment 1994.

English Heritage- Guidance on Conservation Area Appraisals 2006.

English Heritage- Guidance on the Management of Conservation Areas 2006.

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CORPORATE POLICY APPRAISAL FORM *(One for each Option)*

Annex A

Policy Context	Impact Assessment	Impact +ve -ve Neutral
Community Plan Themes <i>(Identify any/all that apply)</i>	Landscape and Environment	+ve
Corporate Objectives/Priorities <i>(Identify any/all that apply)</i>	Clean and sustainable built environment.	Neutral
Service Priorities	Development Control and Forward Planning and Conservation Units.	+ve
Financial		Neutral
Procurement Policies		Neutral
Asset Management Policies		Neutral
LA21 & Environment Charter		Neutral
Community Safety		Neutral
Equalities		Neutral
E-Government		Neutral
Risk Assessment	Outlined in the report.	
Estimated Timescale for achievement		Public consultation will take place Spring/Summer 2008