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<b>PART B:</b>	<b>RECOMMENDATIONS TO COUNCIL</b>
<b>REPORT TO:</b>	<b>POLICY AND RESOURCES COMMITTEE</b>
<b>DATE:</b>	<b>1 APRIL 2010</b>
<b>REPORT OF THE:</b>	<b>HEAD OF PLANNING GARY HOUSDEN</b>
<b>TITLE OF REPORT:</b>	<b>AMPLEFORTH CONSERVATION AREA CHARACTER APPRAISAL AND MANAGEMENT PLAN</b>
<b>WARDS AFFECTED:</b>	<b>AMPLEFORTH</b>

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## **EXECUTIVE SUMMARY**

### **1.0 PURPOSE OF REPORT**

- 1.1 For Members to consider the appended Ampleforth Conservation Area Character Appraisal and Management Plan (Annex B) and to approve it for adoption as a Supplementary Planning Document (SPD).

### **2.0 RECOMMENDATIONS**

- 2.1 That Council is recommended to:
- (i) note comments received following consultation;
  - (ii) agree amendments to the Ampleforth Conservation Area Character Appraisal and Management Plan; and
  - (iii) adopt the Ampleforth Conservation Area Appraisal and Management Plan as a Supplementary Planning Document subject to this also being agreed by the North York Moors National Park Authority.

### **3.0 REASON FOR RECOMMENDATIONS**

- 3.1 The document provides detailed background information about the character of the Ampleforth Conservation Area and provides advice on new development and management and enhancement proposals. The 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). Adoption of the document as SPD will ensure it is given appropriate weight in the decision making process.

- 3.2 A comprehensive analysis of the special qualities that contribute to the character of the conservation area can help in better 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.

#### **4.0 SIGNIFICANT RISKS**

- 4.1 There is no significant risk in following the recommendation. The document has been produced in accordance with the regulations governing the production of SPD's. 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 development is of a high quality.

### **REPORT**

#### **5.0 BACKGROUND AND INTRODUCTION**

- 5.1 Ampleforth Conservation Area was designated in 1978 as 'an area of special architectural or historic interest which is desirable to preserve or enhance'. At the time of designation, following common practice at that time, a formal character appraisal was not produced for the conservation area. Local Authorities are now required to support existing Conservation Area designations with up to date character appraisals which should define the special architectural or historic character of the area highlighting those elements that both contribute and detract from, the character of the area.
- 5.2 There are 34 Conservation Areas in Ryedale and currently 3 adopted Conservation Area Character Appraisals (CACA's). The production of this document is part of a long term work plan to increase the coverage of Conservation Area Character Appraisals in Ryedale. This document forms part of a suite of 3 character appraisals which are being produced jointly between the North York Moors National Park Authority and Ryedale District Council. The Helmsley CACA was adopted in 2005 and a CACA for Oswaldkirk is currently in production and being led by the National Park Authority. The Ampleforth CACA is the subject of this report and Ryedale District Council is responsible for leading on this document. These documents have been produced following statutory and public consultation.

#### **6.0 POLICY CONTEXT**

- 6.1 Conservation Area Character Appraisals can be a stand alone document (not adopted as SPD). Government Office and English Heritage advice however, follows that if a document contains more than a descriptive narrative and includes policies for the management of the conservation area, the document should be adopted as SPD provided it is produced in accordance with prescribed regulations.
- 6.2 SPD's 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 Ampleforth Conservation Area Character Appraisal SPD complies with the Regional Spatial Strategy, supports saved policies in the Ryedale Local Plan and will once adopted, form part of the

Local Development Framework but is not a development plan document. A Sustainability Statement will be produced and made available with the adopted document. The attached appraisal and management plan is based on guidelines issued by English Heritage, the government's advisor on the historic built environment, and satisfies the criteria laid out in PPG 15.

- 6.3 The production of SPD's is recognised in government planning guidance as a way of covering detailed issues that support and supplement the policies within the Council's Development Plan. SPD's are intended to be a useful tool for both developers and the Council alike and should increase the quality of submissions for planning approval.

## **7.0 CONSULTATION**

- 7.1 The draft document was approved for public consultation by Members of the Policy and Resources Committee in February 2008. It was also agreed by the Planning Committee of the North York Moors National Park Authority for consultation. The draft document was then subject to public consultation that consisted of an open afternoon and evening in Ampleforth Village Hall in June 2008, and copies sent to the Parish Council and other statutory bodies, a press notice and press release. As a result of comments received following public consultation, the document was altered and further limited consultation undertaken as a result of those alterations. A table outlining the public consultation responses and how the document has altered is attached as an appendix to this report (Annex D).

## **8.0 REPORT DETAILS**

- 8.1 The Ampleforth Conservation Area Character Appraisal sets out the special qualities of Ampleforth Conservation Area that are desirable to preserve or enhance. It is not recommending that the boundary (drawn in 1978) is changed as it is considered that the existing boundary is appropriate and follows government guidance. The document describes the character as being one of a predominantly linear area featuring rows of attractive traditional stone houses in a simple vernacular style set within a dramatic landscape context. Small front gardens feature on the south side of the road whilst houses on the north side of the road are built up close to the edge of the pavement. Trees are also an important aspect of the conservation area as are open spaces and views which are identified in a separate map (Annex C). Currently an Article 4 Direction exists in that part of the conservation area covered by the North York Moors National Park Authority and the appraisal suggests that this is extended to that part of the conservation area in Ryedale. This would however, be subject to a separate consultation and process. Policies for the management of the conservation area are included and are intended to improve the design of any new development in the conservation area and provide advice to owners and those responsible for the conservation area on the maintenance and management of their properties and village environment.
- 8.2 Following consultation the document has been altered in a number of ways. The significant changes include identifying additional 'Important Open Space' and including information on how renewable energy might be sensitively incorporated into properties in the conservation area. A table of the consultation responses received and document alterations have been included as an appendix to this report (Annex C).
- 8.3 It is anticipated that a report similar to this one will be taken to a future meeting of the

Planning Committee of the North York Moors National Park Authority (NYMNPA) with a view to that Authority adopting the document.

## **9.0 IMPLICATIONS**

9.1 The following implications have been identified:

- a) Financial  
The primary costs of producing this guidance are covered within the 'Local Plan' – general' budget held by the Forward Planning and Conservation Unit.
- b) Legal  
The legal process of the Statutory Consultation Procedure has been undertaken.

## **10.0 NEXT STEPS**

10.1 As part of the formal process of adopting the document as a Supplementary Planning Document, the Council must now make the document available. It must be accompanied by an adoption statement and a statement summarising the main issues raised following consultation and how these have been addressed. Adoption of the document as a SPD must also be publicised on the Council's website.

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### **Background Papers:**

Ryedale Local Plan 1<sup>st</sup> 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

**Background Papers are available for inspection at:**  
Ryedale District Council, Planning Unit