



---

<b>PART A:</b>	<b>MATTERS DEALT WITH UNDER DELEGATED POWERS</b>
<b>REPORT TO:</b>	<b>POLICY AND RESOURCES COMMITTEE</b>
<b>DATE:</b>	<b>24 JUNE 2010</b>
<b>REPORT OF THE:</b>	<b>HEAD OF PLANNING GARY HOUSDEN</b>
<b>TITLE OF REPORT:</b>	<b>DRAFT OSWALDKIRK CONSERVATION AREA ASSESSMENT AND MANAGEMENT PLAN SUPPLEMENTARY PLANNING DOCUMENT</b>
<b>WARDS AFFECTED:</b>	<b>OSWALDKIRK</b>

---

## **EXECUTIVE SUMMARY**

### **1.0 PURPOSE OF REPORT**

- 1.1 For Members to approve the Draft Oswaldkirk Conservation Area Assessment and Management Plan for formal consultation (Annex B with supporting documents attached at Annexes C,D and E) . 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 recommended for adoption as a Supplementary Planning Document (SPD).

### **2.0 RECOMMENDATION**

- 2.1 It is recommended that Members Approve the Document for Formal Consultation.

### **3.0 REASON FOR RECOMMENDATIONS**

- 3.1 The draft SPD is intended to provide detailed background information about the existing character of the Oswaldkirk Conservation Area and to advise on new development, management and enhancement proposals.
- 3.2 The draft appraisal amplifies the policies and statements contained within PPS 5 – Planning for 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 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 Oswaldkirk and ensuring that development is of a high quality.

## **REPORT**

### **5.0 BACKGROUND AND INTRODUCTION**

- 5.1 Oswaldkirk Conservation Area was designated in 1984 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 advised to support existing Conservation Area designations with up to date character assessments which 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 4 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, Ampleforth CACA was adopted on 20 May 2010. The North York Moors National Park Authority has taken the lead in the production of the draft Oswaldkirk Conservation Area Appraisal and Management Plan (CAAMP) on behalf of both Local Planning Authorities.

### **6.0 POLICY CONTEXT**

- 6.1 Conservation Area Character Appraisals can be stand alone documents and not adopted as SPD. However, Government Office and English Heritage advice is 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 intended to supplement Development Plan policies and are material considerations to take account of when determining individual applications. Procedures for the production of SPD places strong emphasis on rigorous public consultation and a requirement to accord with European legislation on sustainability appraisal/strategic environmental assessment. The Sustainability Appraisal used to inform the document and a summary of 'pre-production' consultation are available in the Members Room. The Oswaldkirk 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. 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 PPS 5.
- 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 CAAMP has been written following a public consultation event which was held on the morning of Saturday 3 November 2007 in Oswaldkirk Village Hall. The event consisted of a presentation introducing the purpose and format of CAAMP's and a display of map-based information held by the Authority relating to Oswaldkirk along with 'Post-it' notes and comments forms designed to elicit further information and comments from residents that should be taken into account in drafting the CAAMP. A Pre-Production Consultation statement including a table outlining the public comments received at that event and how the document has taken account of those comments is available for Members to view on request from the report author. In order to enable the document to be adopted as an SPD a further formal period of consultation of six weeks will be held.

## **8.0 REPORT DETAILS**

8.1 The Oswaldkirk Conservation Area Character Appraisal sets out the special qualities of Oswaldkirk Conservation Area that are desirable to preserve or enhance. It is not recommending that the boundary (drawn in 1984) is changed as it is considered that the existing boundary is appropriate and encompasses the areas of special architectural and historic importance. The document describes the character of the historic settlement as being predominantly linear in form, enjoying a prominent position towards the foot of the densely wooded escarpment that rises from the plain of the Coxwold-Gilling Gap. This situation means that views towards and from the village are especially important to sustaining its character, with issues such as the management of trees and the height of buildings being highly relevant. Architecturally, the conservation area encompasses a wide variation in styles and ages of building. There is a particularly distinctive array of buildings of quality that date from the first half of the twentieth century as well as surviving vernacular buildings and Victorian paired and terraced cottages. 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 A corresponding report to this, was taken to the 20 May 2010 Planning Committee of the NYMNP and was approved for formal consultation.

## **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' and can be met from existing budgets.
- b) Legal

The statutory requirements for consultation in producing the draft CAAMP have been met.

c) Other

There are no other implications arising out of the recommendation.

## **10.0 NEXT STEPS**

10.1 The draft Oswaldkirk CAAMP consultation will be undertaken by the NYMNPA. It will be advertised in accordance with this Authority's Statement of Community Involvement and copies sent to statutory consultees and made available in Oswaldkirk's Village Hall, as well as being made available on this Authorities website. Comments received will be brought to a future meeting of this committee together with any suggested amendments to the CAAMP.

### **Gary Housden Head of Planning**

**Author:** Emma Woodland, Building Conservation Officer  
**Telephone No:** 01653 600666 ext: 324  
**E-Mail Address:** emma.woodland@ryedale.gov.uk

#### **Background Papers:**

Planning Policy Statement 5- Planning for the Historic Environment  
English Heritage- Guidance on Conservation Area Appraisal 2006  
English Heritage- guidance on the Management of Conservation Areas 2006

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