



PART B:	RECOMMENDATIONS TO COUNCIL
REPORT TO:	POLICY AND RESOURCES COMMITTEE
DATE:	8 DECEMBER 2011
REPORT OF THE:	HEAD OF PLANNING GARY HOUSDEN
TITLE OF REPORT:	OSWALDKIRK CONSERVATION AREA CHARACTER APPRAISAL AND MANAGEMENT PLAN (CAAMP)
WARDS AFFECTED:	SINNINGTON

EXECUTIVE SUMMARY

1.0 PURPOSE OF REPORT

- 1.1 For Members to consider the appended Oswaldkirk Conservation Area Appraisal and Management Plan (Annex 1) and to approve it for adoption as a Supplementary Planning Document (SPD).

2.0 RECOMMENDATION

- 2.1 That Council is recommended to approve the adoption of the Oswaldkirk Conservation Area Assessment and Management Plan as a Supplementary Planning Document.

3.0 REASON FOR RECOMMENDATION

- 3.1 The document provides detailed background information about the character of the Oswaldkirk Conservation Area and provides advice on new development and management and enhancement proposals. The assessment amplifies the policies and statements contained within PPS5 Planning for the Historic Environment. The production of this assessment 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 It is considered that there are no significant risks in following the recommendation. The document has been produced in accordance with the regulations governing the production of SPDs. 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'. When the Area was designated, following common practice at that time, a formal character assessment 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 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 three adopted Conservation Area Character Appraisals (CACA's). The production of the Oswaldkirk CAAMP document is part of a long term work plan to increase the coverage of Conservation Area Appraisals/Assessments for the Conservation Areas in Ryedale. This document forms part of a suite of three character assessments which are being produced jointly between Ryedale District Council (RDC) and the NYMNPA. CAAMPs for Helmsley and Ampleforth were adopted in 2005 and 2010 respectively. The Oswaldkirk CAAMP is the subject of this report and the NYMNPA has led the production of the document on behalf of both local planning authorities. 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 development plan documents. They are designed to support Development Plan policies and 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 emerging Local Plan policies. 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 PPS5.
- 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 the Policy and Resources Committee of RDC for consultation. It was also agreed by the North York Moors National Park Authority's Planning Committee in May 2010. Early public consultation which consisted of an open morning held in Oswaldkirk Village Hall in November 2007 took place prior to production of the draft document, which was subsequently subject to formal consultation held between 26 July and 6 September 2010 in accordance with both Ryedale's and the NYMNP's Statement of Community Involvement and including a press notice and press release. As a result of comments received following public consultation, the document was amended. A Consultation Statement including a table outlining the public consultation responses and how the document has been amended is attached as an appendix to this report (Annex 2).

8.0 REPORT DETAILS

- 8.1 The Oswaldkirk Conservation Area Assessment and Management Plan sets out the special qualities of Oswaldkirk Conservation Area that it is desirable to preserve or enhance. It does not recommend that the boundary (drawn in 1984) is changed as it is considered that the existing boundary is appropriate and follows government guidance. The document describes the character of the settlement as being predominantly linear, bordered principally by stone houses built in a wide variety of styles including simple vernacular cottages, large classically designed and detailed houses and an interesting selection of early twentieth century houses in characteristic styles, all set within a dramatic landscape context, its elevated position affording expansive views to the south. Many large detached houses occupy sizable plots, giving the Area a strong 'garden' character. Trees are a very important aspect of the Conservation Area, forming its backdrop seen against the escarpment as well as contributing to the 'parkland' effect to the south and woven through the gardens and open spaces within the village; as are open spaces, generally large gardens, and glimpsed and framed views as well as wider views which are identified in a separate map (Appendix B, available on disc). Currently an Article 4 Direction exists in that part of the Conservation Area covered by the NYMNP and the CAAMP suggests that that consideration will be given to extending the coverage to that part of the Conservation Area managed by RDC. 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 received minor textual, mapping and pictorial alterations. The changes include correcting the representation of views from Oswaldkirk Bank and adding surviving elements of ridge and furrow; the addition of historical information; and the alteration of references to overhead wires and the potential for undergrounding them. The Parish Meeting felt that the boundary of the Conservation Area should be extended to include the full extent of the village, taking in the modern Manor View and St Oswald's Close housing developments as well as the properties bordering the B1257 road between Helmsley and Malton. This proposal has not been taken forward because the modern housing cannot be said to

have the “special architectural or historic interest” that is necessary for designation, and the older property, Bank Top Farm, is an outlying farmstead rather than a cohesive part of the historic extent of the village. However, the CAAMP does identify that it is important that development within the excluded area south of Main Street preserves the setting of the Conservation Area, particularly in terms of the views out of the Area over the rooftops of the modern houses which are lower down the escarpment, and this will therefore be a factor on evaluating development proposals outside but adjacent to the Conservation Area.

- 8.3 A report similar to this one was considered the Planning Committee of the North York Moors National Park Authority (NYMNP) and the CCAMP was adopted by that organisation on 20 October 2011.

9.0 IMPLICATIONS

9.1 The following implications have been identified:

- a) Financial
The primary costs of producing this guidance are covered within the Service Unit Budget.
- b) Legal
The legal process of the Statutory consultation procedures have been undertaken.
- c) Other
There are no significant other implications.

10.0 NEXT STEPS

- 10.1 The CAAMP will be subject to a period of notice of intent to adopt. These documents will be made available for inspection at all the places where the draft documents were made available and also on the Authority’s website.

Gary Housden
Head of Planning

Author: Clara Turlington, Building Conservation Officer
Telephone No: 01653 600666 ext: 324
E-Mail Address: clara.turlington@ryedale.gov.uk

Background Papers:

Ryedale Local Plan 1st Alteration: Adopted 2004
Planning Policy Statement 5- Planning for the Historic Environment 2010
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