



CABINET

15TH MARCH 2018

AGENDA ITEM (9)

SOMERFORD KEYNES CONSERVATION AREA - APPRAISAL AND BOUNDARY REVIEW

Accountable Members	Councillor MacKenzie-Charrington Cabinet Member for Planning and Licensing Services and Cirencester Car Parking Project Councillor Nicholas Parsons Deputy Leader of the Council and Cabinet Member for Forward Planning
Accountable Officer	Sophia Price Heritage and Design Manager 01285 623000 sophia.price@cotswold.gov.uk

Purpose of Report	To consider the 2018 conservation area appraisal for the Somerford Keynes Conservation Area; and the proposed new boundaries
Recommendation(s)	(a) That the 2018 Somerford Keynes Conservation Area appraisal be approved; (b) that the 2018 Somerford Keynes Conservation Area appraisal be considered as a material consideration in the determination of planning (and other related) applications and notifications; (c) that the 2018 Somerford Keynes Conservation Area appraisal be considered as part of the evidence base for any local or neighbourhood plans; (d) that the proposed new boundaries for the Somerford Keynes Conservation Area be approved; (e) that the Heritage and Design Manager and/or the Head of Paid Service, in consultation with the relevant Cabinet Member(s), be authorised to approve further Conservation Area appraisals and boundary changes.
Reason(s) for Recommendation(s)	To help to protect and enhance the important historic environment and landscape of the District and in particular, Somerford Keynes. To enable new conservation area appraisals and boundary changes to be progressed and approved in a more efficient manner.
Key Decision	No
Recommendation to Council	No

Financial Implications	There are no budget implications
Legal and Human Rights Implications	No implications
Environmental and Sustainability Implications	The implementation of this policy should enhance the environment and sustainability.
Human Resource Implications	No implications
Key Risks	Consultation on the appraisal and boundary review has already taken place and the local community are keen to progress this project.
Equalities Analysis	No effect on protected groups identified.

Related Decisions	Cabinet 21 st April 2016
Background Documents	Cotswold District Council Historic Environment Strategy
Appendices	Appendix 'A' - Somerford Keynes Conservation Area Appraisal (2018) Appendix 'B' - Somerford Keynes Conservation Area Boundary Review (2018) Appendix 'C' - Somerford Keynes Conservation Area Map (2018)

Performance Management Follow Up	Implement Cabinet decisions
Options for Joint Working	N/A

<p>Background Information</p> <p>1. In April 2016, the Cabinet approved the Council's Historic Environment Strategy. One of the actions within that Strategy was to -</p> <p style="padding-left: 40px;"><i>5.15 Undertake Conservation Area pilot to assess condition and boundaries and prepare "statements of significance" for 3 Conservation Areas.</i></p> <p>2. Somerford Keynes is the first of these three pilot projects. Similar assessments for Ebrington and Down Ampney are in preparation.</p> <p>3. In undertaking the work, it was concluded that preparing a Conservation Area appraisal, rather than a statement of significance, would be a more appropriate approach and one which follows national guidance. However, the aim has still been to produce a short, succinct appraisal which is understandable to the layman, while still being of value for development management and planning policy purposes. Further information on Conservation Area appraisals and general Conservation Area issues can be found at -</p> <p style="padding-left: 40px;">http://www.cotswold.gov.uk/residents/planning-building/historic-buildings-conservation-areas/conservation-area-maps-and-appraisals/ https://historicengland.org.uk/advice/planning/conservation-areas/</p>	
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4. The Somerford Keynes appraisal and boundary review has been subject to extensive consultation with the Ward Member, the Parish Council, the owners of properties that will be affected by the changes, on the Council's web-site and with organisations such as Historic England and Gloucestershire County Council.

5. Some changes are proposed to the Conservation Area boundary – the proposed revised boundary is shown on the map attached at **Appendix 'C'**. A few properties have been removed, as they are not felt to contribute to the significance of the Conservation Area and a few individual properties have been added, as well as a substantial parcel of land to the west of the existing Conservation Area. As can be seen from the detail in the appraisal and in the boundary review document, these parcels of land are considered to contribute positively to, and to form an intrinsic part of, the Conservation Area. There have been no objections to the boundary changes and there has been positive support from the Parish Council for the appraisal and boundary review.

6. The appraisal will be used by the Council to guide development management and planning policy decisions by providing important background information on the character of the Conservation Area and the significance of the features within it.

7. Once the three pilot Conservation Area projects have been completed, an assessment will be made as to whether the Council should continue to prepare further appraisals and boundary reviews, balancing the cost and time taken to prepare them with the benefits of up-to-date information and boundaries.

8. The implementation of the Council's Historic Environment Strategy and this Conservation Area work contribute to the Council's priorities by helping to protect and enhance the local environment whilst supporting economic growth.

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