

Report of:	Head of Economic Prosperity
Contact Officer:	Angela Grove
Telephone No:	01543 464517
Portfolio Leader:	Economic Development & Planning
Key Decision:	Yes
Report Track:	Cabinet: 04/10/18

CABINET**4 OCTOBER 2018****CHURCH STREET CONSERVATION AREA, TALBOT STREET/LICHFIELD STREET CONSERVATION AREA AND TRENT AND MERSEY CANAL CONSERVATION AREA IN RUGELEY:****DRAFT APPRAISALS AND DRAFT MANAGEMENT PLAN SUPPLEMENTARY PLANNING DOCUMENTS (SPD)****1 Purpose of Report**

- 1.1 To give consideration to a number of Draft Conservation Area Appraisal updates and Draft Management Plan Supplementary Planning Documents (SPD's) for Rugeley - Church Street, Conservation Area, Talbot Street/Lichfield Street Conservation Area and the Trent and Mersey Canal Conservation Area - and to approve them for consultation.

2 Recommendations

- 2.1 That Cabinet approve the following documents for consultation:
- Draft Church Street, Rugeley Conservation Area Appraisal;
 - Draft Church Street, Rugeley Conservation Area Management Plan SPD;
 - Draft Talbot Street/Lichfield Street, Rugeley Conservation Area Appraisal;
 - Draft Talbot Street/Lichfield Street Conservation Area Management Plan SPD;
 - Draft Trent and Mersey Canal Conservation Area Appraisal;
 - Draft Trent and Mersey Canal Conservation Area Management Plan SPD.
- 2.2 That Cabinet authorise the proposed boundary extension to the Trent and Mersey Canal Conservation Area for consultation.

- 2.3 That authority for any minor amendments to the above documents prior to consultation taking place be delegated to the Head of Economic Prosperity in consultation with the Economic Development and Planning Portfolio Leader.

3 Key Issues and Reasons for Recommendation

- 3.1 Each Conservation Area in the District is supported by two policy documents – an Appraisal seeking to provide a clear definition of the special architectural or historic interest that warranted its designation as a Conservation Area and a Management Plan SPD following on from the Appraisal setting out in more detail the means by which the preservation and enhancement of the character and appearance of that Conservation Area might be pursued.
- 3.2 Members may recall that a series of such documents covering each of the District's eight Conservation Areas have been adopted in recent years. Whilst the Appraisal coverage in the District is already complete, some of the early documents now require updating, so these Draft Appraisals for Church Street, Talbot Street/Lichfield Street and the Trent and Mersey Canal Conservation Areas form updates of earlier work. None of these Conservation Areas previously had Management Plans prepared, so these Draft Management Plan documents complete the District's coverage. All the Draft documents are attached as Appendices to this report.
- 3.3 Consultation will be carried out with relevant consultees including Staffordshire County Council, Rugeley Town Council, Brereton and Ravenhill Parish Council, the Landor Society, the Inland Waterways Association, the Canal and River Trust, Historic England and local ward councillors. Occupiers of all properties in each Conservation Area will receive publicity about those documents, inviting comments. Copies will be published on the Council's website and paper copies placed in local libraries and Council offices. After the consultation period has ended the representations received will be considered and reported back to Cabinet, including suggested amendments to the documents as appropriate, before adoption.
- 3.4 These documents help fulfil the Council's duty in respect of formulating and publishing proposals for the preservation and enhancement of Conservation Areas. They also strengthen the Local Plan evidence base and help to demonstrate effective delivery.

4 Relationship to Corporate Priorities

- 4.1 This report supports the Council's Corporate Priorities as follows:
- (i) **Promoting Prosperity:** in seeking to preserve or enhance the Conservation Areas the documents support an environment that is attractive and encourages growth and economic regeneration.
 - (ii) **Improving Community Wellbeing:** in seeking to preserve or enhance the Conservation Areas the documents support an improved living environment for the local community and awareness of local history with consequent

benefits for community wellbeing particularly mental health, promoting attractive and healthy environments for people to live in and visit.

5 Report Detail

- 5.1 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on the Local Authority to designate Conservation Areas where appropriate. Section 71 requires the Local Authority to formulate and publish proposals for the preservation and enhancement of those Areas. Preparation of Appraisals and Management Plans are a recognised means of Local Authorities meeting their duties under the Act. They also provide a strengthened Local Plan evidence base and help to demonstrate effective delivery. The Historic England Advice Note 1 sets out more detailed guidance on the designation of Conservation Areas and their appraisal and management, noting that an Appraisal can be reviewed regularly as part of the management of a Conservation Area and can be developed into a Management Plan.
- 5.2 Appraisals are the first stage in the process and Management Plans are the next stage, putting forward specific proposals relevant to that particular Conservation Area. The Management Plan will be formally adopted as a Supplementary Planning Document and used to guide future development and change in the Area.
- 5.3 **Church Street Conservation Area** was designated in 1992 and covers one of the older, mainly residential areas around the town centre of Rugeley. Its townscape is defined by its linear street pattern focussed on Church Street, fronted by a variety of historic properties of both individual and group interest and including four listed buildings. An Appraisal of 'what matters and why' including the historic development of the Area and its positive and negative features, making recommendations for management to reinforce the positive and eliminate the negative, was adopted at Cabinet in 2006. The present Draft Appraisal seeks to update this document including references to national and local planning policy changes, recent new development and changes of use in the Area, but makes use of much of the information previously contained within.
- 5.4 **Talbot Street/Lichfield Street Conservation Area** was designated in 2002 and covers another of the historic residential suburbs around Rugeley town centre, including a number of community buildings (historic former schools, churches, public houses and a cinema) around a 'planned' street layout. An Appraisal was adopted at Cabinet in 2005, and the present Draft Appraisal seeks to update this document in a similar way to Church Street above.
- 5.5 **The Trent and Mersey Canal Conservation Area** throughout Staffordshire was designated in 1988 by Staffordshire County Council in conjunction with the Districts in view of its outstanding industrial archaeological importance, both nationally and locally. On its completion in 1777, the Canal was the greatest civil engineering project yet carried out in England. Many features of great historic interest survive along the Canal throughout the county including locks and bridges, warehouses, wharves and basins. Within Cannock Chase District the Conservation Area covers the Canal and towpath, extending out to include several historic canal side structures with a relationship to the Canal including

the warehouse at Mill Lane, cottages at The Mossley and Brewery Cottages along Armitage Road. Listed buildings within the Conservation Area include Brindley Bank Pumping Station, St Augustine's Church and Old Chancel, the railway viaduct and the arched canal bridge no. 64. An Appraisal was adopted at Cabinet in 2012. The present Draft Appraisal seeks to update this document in a similar way to Church Street and Talbot Street/Lichfield Street above.

5.6 Draft Management Plan SPD's for each of the above Areas seek to set out the means by which preservation and enhancement of the special character of each Area might be pursued. These follow on from the Council's adopted generic 'Conservation Areas Management Plan' 2014 which sets out a package of measures applicable to all of the District's Conservation Areas, including development control powers, enforcement and encouragement to repair and raise standards. The individual Management Plans seek to encourage debate on how the issues might be addressed in each Area.

5.7 Recommendations for Management include:

- the importance of retention and enhancement of buildings, boundaries and characteristic features making a positive contribution to the Area, through encouraging building owners to use traditional materials/designs for repairs eg the importance of the care and maintenance of historic garden walling
- requiring new development proposals to reflect existing building heights, materials colour and texture and encourage sensitive gap filling to reinforce strong frontages
- potential for enhancement through measures such as encouragement to accommodate modern infrastructure (eg solar panels and roof lights) in a considered and unobtrusive way, mitigating visual impacts where necessary, and new tree planting to replace existing mature specimens as they age
- working with the County Highways Authority to adopt the least visually intrusive traffic management measures.

5.8 There is no intention or power to compel, or to prevent change, merely to encourage change to happen in ways which maintain the visual quality and special interest of the Area over time. The main opportunities for enhancement are through the development management process and to make building owners aware of historic significance and encourage them to consider proposed alterations carefully. Indeed the documents make reference to a number of good new developments within the Conservation Areas as good examples to follow. The advice is contained in a Supplementary Planning Document in order to add weight to the more general heritage policies contained in the Local Plan.

5.9 **The Trent and Mersey Canal Conservation Area Appraisal and Management Plan also propose a boundary extension to this Conservation Area** which was originally suggested by the Inland Waterways Association during consultation on the previous Appraisal in 2012 and was previously highlighted in the Brereton and Ravenhill Parish Plan 2006. The Council's response then was to defer consideration of the matter until preparation of the Management Plan to

allow proper consultation to take place on the suggested boundary extension. The location of the proposal is the former Talbot canal basin, now filled in and forming an area of public open space covered by woodland at the junction of Armitage Road and Thompson Road and owned by Cannock Chase Council. In view of its historical links with the Canal as set out in the Appraisal it would fulfil the criteria of a surviving canalside feature with a relationship to the canal and would be an appropriate extension. No change in the existing use or appearance of the land is proposed, simply the boundary of the designated Conservation Area extended across Armitage Road as shown in Appendix 7 Plan 8. Consultation on the Trent and Mersey Canal Conservation Area documents also invites comments on this proposed boundary extension.

5.10 The purpose of designation of a Conservation Area is to provide a broader based form of protection for the built fabric and landscape of the area than would be available with normal planning powers. It recognises that historic and architecturally interesting buildings and structures exist within a particular urban or rural context which provides a setting for the buildings and which may have a special character or appearance which it is desirable to preserve or enhance. Conservation Area status ensures that:

- Any application for planning permission for development which would, in the opinion of the local planning authority affect the character or appearance of the Conservation Area must be given particular publicity and determined in a way which secures the preservation or enhancement of the area.
- Any person wishing to demolish a building or cut down, lop or uproot any tree must (subject to certain exceptions) first apply for consent to the local planning authority, or in the case of trees, give the authority six weeks notice of the proposed action.
- Permitted development rights which permit certain works to take place without planning permission are more restricted than in other areas.

6 Implications

6.1 Financial

There are no direct financial implications for the Council as a result of this report; any expenditure connected with the Conservation Area Appraisals and Management Plans, including staff time, will need to be contained within existing budgets.

6.2 Legal

The legal implications are generally set out in the report. Supplementary Planning Documents will be prepared under the Planning and Compulsory Purchase Act 2004 and in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

6.3 Human Resources

None.

6.4 Section 17 (Crime Prevention)

None.

6.5 Human Rights Act

None.

6.6 Data Protection

The Planning Policy Fair Processing Notice sets out how data is used in compliance with the GDPR.

6.7 Risk Management

A failure to produce Conservation Area Appraisals and Management Plans would run the risk of the Council not meeting its duty to formulate and publish proposals for the preservation or enhancement of those Areas under the Planning (Listed Buildings and Conservation Areas) Act 1990. The subsequent degrading of the District's historic assets would damage economic and environmental wellbeing.

6.8 Equality & Diversity

None.

6.9 Best Value

None.

7 Appendices to the Report

Appendix 1: Draft Church Street Conservation Area Appraisal

Appendix 2: Draft Church Street Conservation Area Management Plan SPD

Appendix 3: Draft Talbot Street/Lichfield Street Conservation Area Appraisal

Appendix 4: Draft Talbot Street/Lichfield Street Conservation Area Management Plan SPD

Appendix 5: Draft Trent and Mersey Canal Conservation Area Appraisal

Appendix 6: Draft Trent and Mersey Canal Conservation Area Management Plan SPD

Appendix 7: Plan 8 Proposed boundary extension to Trent and Mersey Canal Conservation Area

Previous Consideration

Cannock Chase Local Development Framework Conservation Areas: Appraisals and Management Plans (<i>Trent and Mersey Canal Conservation Area</i>)	Cabinet	19 April, 2012
Cannock Chase Local Development Framework: Appraisal for Church Street, Rugeley, Conservation Area Supplementary Planning Document	Cabinet	20 April, 2006
Cannock Chase Local Development Framework: Appraisal for Talbot Street/Lichfield Street, Rugeley, Conservation Area Supplementary Planning Document	Cabinet	14 July, 2005

Background Papers

None

ITEM NO. 6.