

Portfolio Holder Decision

Report Title: Bollington Cross and Lowerhouse Conservation Area

Portfolio Holder: Councillor Toni Fox

Senior Officer: Frank Jordon Executive Director of Place

1. Report Summary

- 1.1. This report seeks approval to formally adopt the boundary extensions, conservation area appraisal and management plan for the Bollington Cross and Lowerhouse Conservation Area. A 6-week public consultation took place on all of the proposed changes, between 4th February and 16th March 2020. Consultation responses have been addressed and alterations made to the final document as a result.

2. Recommendations

- 2.1. The Bollington Cross and Lowerhouse Conservation Area and Management Plan, be formally adopted as council documents, with the recommended boundary amendments and supplementary guidance.

3. Reasons for Recommendations

- 3.1. The extensions to the conservation positively contribute to the significance of the conservation area
- 3.2. Inclusion of the changes proposed will allow for positive future management of the area as a whole.
- 3.3. The guidance contained within the conservation area appraisal and management plan, provide a sound basis on which the area can be positively managed.
- 3.4. The changes proposed are largely supported by the local community.

4. Other Options Considered

4.1. None

5. Background

5.1. This report seeks approval to formally adopt the recently revised boundary, conservation area appraisal and management plan for the Bollington Cross and Lowerhouse Conservation Area.

5.2. The Conservation Area Appraisal and Management Plan have been produced by a heritage consultant, financed by the Bollington Town Council. Both documents were edited and considered by Conservation Officers within the Environmental Planning Team prior to the public consultation taking place, to ensure it is consistent with policy and the neighbourhood plan for Bollington.

5.3. The extension to the Bollington Cross Conservation Area, includes Lowerhouse, therefore the area and appraisal has been renamed Bollington Cross and Lower House Conservation Area. The conservation area's special interest is described in detail in the Character Appraisal (Appendix A). This document describes the extent of the boundary extension to the conservation area and identifies the features of architectural and historic interest that are considered to make the area special (its significance). The Management Plan is contained in Appendix 2.

5.4. Following portfolio holder authorisation to commence public consultation, a six week public consultation took place on all aspects of the proposed changes, between 4th February and 16th March 2020. A summary of the consultation responses can be found in Appendix 3.

6. Implications of the Recommendations

6.1. Legal Implications

6.1.1. Following the consultation, a landowner from within the new extension to the conservation area responded. The representations can be seen in Appendix 4. It is noted that the landowner has referred to taking legal action. Legal action may be taken over any decision made by the Council by applying for a judicial review of the decision.

6.1.2. Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty on the Council to determine which parts of their area are areas of special architectural or historic interest, and the character or appearance of which is desirable to preserve or enhance. Those areas should be designated conservation areas

6.1.3. Section 70 of the Planning (Listed Building and Conservation Areas) Act 1990 requires the local authority to notify the Secretary of State for Digital, Culture, Media and Sport and Historic England of the designation. Also, to advertise the designation both in the London Gazette and a local newspaper.

6.1.4. The designation must be based on an up to date available evidence base to demonstrate the areas need for additional protection (the character appraisal and extension).

6.2. Finance Implications

6.2.1. There will be administrative costs associated with the London Gazette advert, which is a statutory requirement to formally confirm the conservation area extension. There will also be costs associated costs for notifications of adoption, including a letter for each property within the conservation area and those who made representations. These costs will be met within the 2020/2021 budget for Development Management.

6.3. Policy Implications

6.3.1. Draft Part 2 policies in the Site Allocations Development Policies Document, addresses Heritage at Risk and positive management of listed buildings.

6.3.2. The Conservation Area extension is consistent with the neighbourhood plan.

6.4. Equality Implications

6.4.1. There is no assessment required.

6.5. Human Resources Implications

6.5.1. The work associated with the new boundary designation will be met with existing staff within Development Management.

6.6. Risk Management Implication

6.6.1. None

6.7. Rural Communities Implication

6.7.1. none

6.8. Implications for Children & Young People/Cared for Children

6.8.1. There are no direct implications for children and young people.

6.9. Public Health Implications

6.9.1. There are no implications for public health.

6.10. Climate Change Implications

6.10.1. None

7. Ward Members Affected

7.1. Bollington Ward - Councillors J Nicholas and A Stott.

8. Consultation & Engagement

8.1. Three public events were held at Bollington Library, there was an opportunity to review the documents and have a discussion with a conservation officer.

8.2. Letters were sent to properties within the existing and proposed boundaries, inviting them to public sessions and signpost where the information could be viewed and how to provide written responses.

8.3. There has been a positive response to the consultation; eight written representations were received in total.

8.4. There has been one formal objection from a land owner within the new extension.

8.5. The other seven responses received, have been supportive of the extension, appraisal and management plan. A number of minor alterations have been made following the public consultation; these changes are reflected in the final document.

8.6. A summary table of the consultation responses can be viewed in Appendix 3 and 4.

9. Access to Information

10. Contact Information

10.1. Any questions relating to this report should be directed to the following officer:

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