

<b>Title of Report</b>	<b>CASTLE DONINGTON CONSERVATION AREA: ADOPTION OF CHARACTER APPRAISAL AND BOUNDARY REVIEW</b>	
<b>Presented by</b>	Councillor Keith Merrie Planning	
<b>Background Papers</b>	Draft character appraisal and maps; draft boundary review and maps <a href="http://www.nwleics.gov.uk/castle-donington">www.nwleics.gov.uk/castle-donington</a>	<b>Public Report:</b> Yes
		<b>Key Decision:</b> Yes
<b>Financial Implications</b>	No financial implications have been identified (see <i>staffing and corporate implications</i> below).	
	<b>Signed off by the Section 151 Officer:</b> Yes	
<b>Legal Implications</b>	No legal implications have been identified.	
	<b>Signed off by the Monitoring Officer:</b> Yes	
<b>Staffing and Corporate Implications</b>	No staffing or corporate implications have been identified. No properties would be added to the conservation area; hence there would be no increase in the likely number of householder applications for planning permission.	
	<b>Signed off by the Head of Paid Service:</b> Yes	
<b>Purpose of Report</b>	(a) To consider responses to the recent public consultation; (b) To adopt the revised character appraisal and boundary review for the Castle Donington conservation area.	
<b>Reason for Decision</b>	Adoption of the revised character appraisal and boundary review would support the Council in fulfilling its duties under the Planning (Listed Buildings and Conservation Areas) Act 1990 relating to the designation and review of conservation areas.	
<b>RECOMMENDATIONS</b>	<b>THAT CABINET:</b>  1. <b>APPROVES THE DIVISION OF THE EXISTING CONSERVATION AREA INTO THE ‘CASTLE DONINGTON’ AND ‘HIGH STREET’ CONSERVATION AREAS.</b> 2. <b>ADOPTS THE CHARACTER APPRAISAL AND BOUNDARY REVIEW FOR THE ‘CASTLE DONINGTON’ CONSERVATION AREA.</b>	

## 1.0 BACKGROUND

- 1.1 Section 69(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 (“the 1990 Act”) defines a conservation area as an area of special architectural or historic interest, the character of which it is desirable to preserve or enhance.
- 1.2 The Council has a duty under Section 69(1) of the 1990 Act to determine periodically which parts of its area meet this definition and to designate these areas as conservation areas. The Council also has a duty under Section 69(2) of the 1990 Act to review periodically the past exercise of this duty and to consider whether any further parts of their area meet this definition and to designate those parts as conservation areas accordingly.

- 1.3 Officers prepared a draft character appraisal and boundary review for the Castle Donington conservation area in accordance with Section 69(2) of the 1990 Act. The draft documents were informed by initial consultation with the ward member and representatives of the Parish Council and the local Traders Association.
- 1.4 Officers have prepared a revised character appraisal and boundary review following a period of public consultation. The revised character appraisal would provide the basis for making informed and sustainable decisions about the future of the area. It may inform decisions on application for development that would affect the conservation area. It may inform the development of a management plan for the conservation area.

#### Division of the conservation area

- 1.5 It is proposed to divide the existing conservation area in two; hence the revised character appraisal says that “at its south-west corner the conservation area adjoins the High Street conservation area, which will be the subject of a future appraisal”.
- 1.6 Dividing the conservation area would reflect the historic development of the settlement. The ‘High Street’ conservation area does not contain any of the settlement’s principal medieval buildings (i.e. the castle, church and hospital) and nor was it subject to phases of Georgian and Victorian expansion. In the twentieth century the ‘High Street’ conservation area did not experience large-scale demolition.
- 1.7 Dividing the conservation area would reflect the problems and pressures experienced in different parts of the settlement. The revised character appraisal describes the health of the primary shopping area and it describes the air quality management area (AQMA) on Bondgate. These elements of the revised character appraisal are not relevant to the ‘High Street’ conservation area.

## **2.0 CONSULTATIONS**

- 2.1 Between 5 February and 18 March 2020 the following people and organisations were consulted regarding the draft character appraisal and boundary review:

- District Councillors Tony Saffell and Rachel Canny;
- Leicestershire County Council and Castle Donington Parish Council;
- Castle Donington Museum;
- The local traders’ association;
- Historic England and the seven National Amenity Societies;
- Owners and occupiers affected by the draft boundary review.

- 2.2 Six publicity posters were displayed in the conservation area, as follows:

- On Spittal, at the entrance to Spittal Hill;
- At the junction of Bondgate and Hillside;
- At the junction of Bondgate and Market Street;
- At the junction of Borough Street and Church Lane;
- At the junction of Borough Street and Hillside;
- At the junction of Apiary Gate and Clapgun Street.

- 2.3 The District Council’s conservation officer met with the Parish Council’s Planning Committee on the 13 February 2020 to discuss the draft character appraisal and boundary review. The conservation officer held drop-in sessions at the Castle Donington parish hub on 20 February and 5 March 2020.
- 2.4 Appendix 1 records the consultation responses received and explains how these responses have been taken into account.

### 3.0 PUBLIC CONSULTATION RESPONSES

- 3.1 Eight consultation responses were received. Substantial responses were received from the Parish Council's Planning Committee and the regional branch of Historic England. Two responses were received from residents affected by the draft boundary review.
- 3.2 The Parish Council's Planning Committee resolved to 'accept' the character appraisal and boundary review subject to the retention of Pinfold Gardens within the conservation area. Historic England advised that 'Hillside Orchard' should be "retained within the conservation area". The character appraisal and boundary review have been revised accordingly.
- 3.3 Historic England advised that the character appraisal should contain more information regarding the scheduled monument and the settlement's archaeological interest generally. The revised character appraisal takes appropriate account of this advice.
- 3.4 The revised character appraisal and boundary review reflect best practice and take appropriate account of the responses received during the public consultation period. Since March 2020 there has been marginal change to the character and appearance of the conservation area. Hence officers are satisfied that the content of the revised character appraisal and boundary review is still relevant.
- 3.5 It is recommended that the Cabinet adopts the revised character appraisal and boundary review for the Castle Donington conservation area.

<b>Policies and other considerations, as appropriate</b>	
Council Priorities:	None relevant.
Policy Considerations:	The adopted local plan recognises that the Council has a "key role in the conservation of heritage assets" and that this role includes "undertaking conservation area appraisals" (paragraph 11.12).
Safeguarding:	No considerations made.
Equalities/Diversity:	No considerations made.
Customer Impact:	No direct impact identified.
Economic and Social Impact:	No direct impact identified.
Environment and Climate Change:	No direct impact identified.
Consultation/Community Engagement:	Please refer to section 2.0 above.
Risks:	If the character appraisal and boundary review are not adopted then the Council may not fulfil its relevant duties under the Planning (Listed Buildings and Conservation Areas) Act 1990. If the character appraisal and boundary review are amended prior to adoption then they may not reflect best practice or take appropriate account of the public consultation responses received.
Officer Contact	James White Senior Conservation Officer <a href="mailto:james.white@nwleicestershire.gov.uk">james.white@nwleicestershire.gov.uk</a>