

PARTNERSHIP AND REGENERATION COMMITTEE  
31 JANUARY 2008

Report of the Planning Services Manager

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## **CONSERVATION AREA CHARACTER APPRAISAL – BRASSINGTON**

### **SUMMARY**

The report summarises the representations received during the public consultation exercise in respect of the Draft Brassington Conservation Area Character Appraisal and seeks approval to proceed with its adoption.

### **RECOMMENDATION**

1. That the Brassington Conservation Area Character Appraisal be modified in accordance with the plan attached at Appendix 1
2. That authority be delegated to the Planning Services Manager to implement the statutory procedures necessary to amend the boundary of the Brassington Conservation Area and secure adoption of the Brassington Conservation Area Character Appraisal.

### **WARDS AFFECTED**

Carsington Water

### **REASON WHY THIS IS A KEY DECISION**

The decision is likely to be significant in terms of its effect on the community living and working in the ward of Carsington Water.

### **STRATEGIC LINK**

Conservation Area Character Appraisals are carried out for designated and proposed Conservation Areas and assist in delivering the Council's aims of protecting and enhancing the environment as well as stimulating economic, community and environmental regeneration.

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## **1. BACKGROUND**

- 1.1 At the meeting of this Committee held on 20th September 2007, it was resolved that the Draft Brassington Conservation Area Appraisal be approved for a six-week period of public consultation. It was further resolved that the results of the public consultation exercise would be reported to this Committee (Minute 258/07 refers).
- 1.2 The Department for Communities and Local Government (DCLG) has indicated that Conservation Area Appraisals should not be used as Supplementary Planning Documents but rather as background documents which should be published in support of the relevant Development Plan Documents.

- 1.3 The Draft Brassington Conservation Area Character Appraisal was subject to public consultation between 25th October 2007 and 6th December 2007. Copies of the draft document were distributed to key stakeholders including Brassington Parish Council, the Ward Member for Carsington Water, Derbyshire County Council (Conservation and Highways Departments) and local residents.
- 1.4 Any residents/owners who would be directly affected by proposals to either include or exclude land/buildings from the existing Brassington Conservation Area boundary were sent an individual letter of notification. The documents were also made available on the District Council's website and at the Council's Offices in Matlock and Ashbourne. A public meeting was held in the Village Hall on Thursday 1st November 2007. The meeting was advertised locally by poster and in the press (The Ashbourne News Telegraph and the Matlock Mercury) via a public notice. Around ten individuals attended the public meeting.

## **2. REPORT**

- 2.1 Representations were received during the consultation process from Brassington Parish Council, Derbyshire County Council (Highways) and a local resident.
- 2.2 Brassington Parish Council was pleased to be able to support all of the proposed amendments. The Parish Council also congratulated Officers on producing a most informative and readable document.
- 2.3 Derbyshire County Council (Highways Authority) considered that the proposals to modify the Conservation Area boundary were unlikely to affect or impact on the highway network and, as such, did not wish to raise any concerns regarding the proposals.
- 2.4 A resident from Smeadows Barn (which is located outside the Conservation Area boundary) was concerned that the existing boundary passes through a small part of his land and includes a part of his 1960's asbestos implement shed. He has requested that this discrepancy be amended. It is considered appropriate to amend the boundary to exclude these elements as Smeadows Barn is not included within the Conservation Area, nor has it been recommended for inclusion.
- 2.5 Subject to the change set out in paragraph 2.4, it is recommended that the Brassington Conservation Area Character Appraisal and the proposed amendments to the Conservation Area boundary as set out in Appendix 1 be modified.
- 2.6 In order to amend the Brassington Conservation Area boundary as shown in Appendix 1, it is recommended that the Planning Services Manager be delegated authority to implement the necessary statutory procedures.

## **3. RISK ASSESSMENT**

### **3.1 Legal**

The report proposes actions which, are in accordance with the provisions of the Town and Country Planning Act 1990 and guidance contained within PPG15. The legal risk is, therefore, low.

### **3.2 Financial**

There are no financial risks arising from this report.

### 3.3 Corporate Risk

There is no strategic risk to the Council arising from the proposed action.

## 4. OTHER CONSIDERATIONS

In preparing this report the relevance of the following factors has also been considered: prevention of crime and disorder, equality of opportunity, environmental, health, legal and human rights, financial, personnel and property considerations.

## 5. CHAIRMAN'S COMMENT

Following extensive consultation and reaction to public comment, I support the Officer's recommendations.

## 6. CONTACT INFORMATION

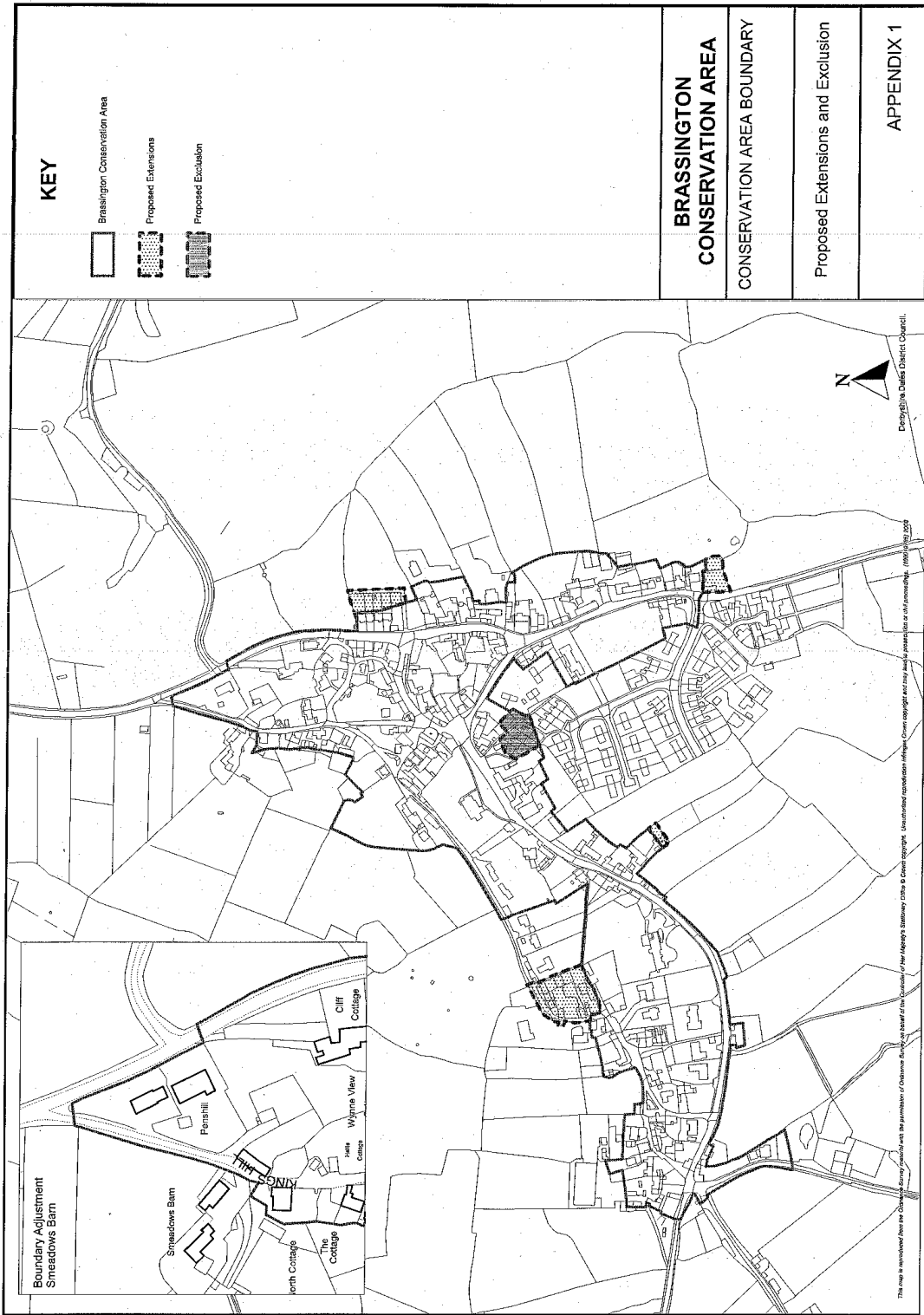
Tanya Shaw

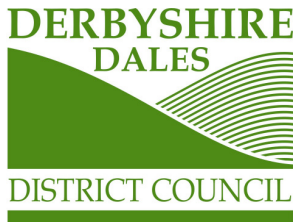
Telephone: 01629 761250

e-mail: tanya.shaw@derbyshiredales.gov.uk

## 7. BACKGROUND PAPERS

Description	Date
Reports to Partnership & Regeneration Committee	14th April 2003
	16th September 2004
	20th September 2007
Planning Policy Guidance Note 15 : Planning and the Historic Environment - DoE & DNH	1994
Guidance on Conservation Area Character Appraisals - English Heritage	1997 and 2006





This information is available free of charge in electronic, audio, Braille and large print versions, and in other languages on request.

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## **PARTNERSHIP AND REGENERATION COMMITTEE**

**Minutes of a Meeting held on Thursday, 31<sup>st</sup> January 2008 in the Council Chamber, Town Hall, Matlock at 6.00pm**

**PRESENT** Councillor Simon Spencer - In the Chair

Councillors James Bentley, Ken Bull, Steve Bull, Mrs Sue Burfoot, David Chapman, Mrs. Tracy Critchlow, David Fearn, Mrs Janet Goodison, Andrew Lewer, Andrew McCloy, Mike Ratcliffe, Lewis Rose, OBE, Tony Rosser, and Geoff Stevens.

John Morris (Head of Community Services), Steve Capes (Policy and Research Manager), Paul Wilson (Planning Services Manager) Tanya Shaw (Design and Conservation Officer) Phil Colledge (Finance Manager), Sandra Lamb (Democratic Services Manager), Peter Foley (Environmental Health & Housing Manager), Alan James (Environmental Services Manager), Tim Braund (Principal Environmental Health Officer), Mike Galsworthy (Estates Manager) and Brian Evans (Committee Administrator).

One member of the public and one member of the press.

### **APOLOGIES**

Apologies for absence were received from Councillors David Barker and Tony Millward. Councillors Mrs Sue Burfoot and Andrew Lewer attended as substitute members.

**PLEASE NOTE THAT THIS IS NOT A COMPLETE SET OF MINUTES FOR THIS MEETING AND ONLY CONTAINS INFORMATION RELEVANT TO THE BRASSINGTON CONSERVATION AREA CHARACTER APPRAISAL**

### **535/07 – CONSERVATION AREA CHARACTER APPRAISAL – BRASSINGTON**

The Committee considered representations made in respect of the Draft Brassington Conservation Area Character Appraisal, that was approved for consultation on 20 September 2007.

Representations had been received from Brassington Parish Council, Derbyshire County Council (Highways) and a local resident.

Authority was sought for modification of the Brassington Conservation Area Character Appraisal, in accordance with the plan attached at Appendix 1 to the report. Additionally it was requested that authority be delegated to the Planning Services Manager, to implement the statutory procedures necessary to amend the boundary of the Brassington Conservation Area and secure adoption of the Brassington Conservation Area Character Appraisal.

It was moved by Councillor Lewis Rose, seconded by Councillor Mike Ratcliffe and

**RESOLVED**  
(Unanimously)

1. That the Brassington Conservation Area Character Appraisal be modified in accordance with the plan attached at Appendix 1 to the report.
2. That authority be delegated to the Planning Services Manager to implement the statutory procedures necessary to amend the boundary of the Brassington Conservation Area and secure adoption of the Brassington Conservation Area Character Appraisal.

Reason for Decision

The decision is likely to be significant in terms of its effect on the community living and working in the Ward of Carsington Water.

Councillor Geoff Stevens left the meeting at 7.25pm on conclusion of this item.

**MEETING CLOSED 7.41PM.**

**CHAIRMAN**