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**Report to Enterprise and Environment Committee**

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**Date of Meeting: 19th May 2016**

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**Subject: Clackmannanshire Draft Conservation Area Appraisals for consultation:**

- **Alloa Glebe**
- **Clackmannan**
- **Kennet**
- **Tillicoultry**

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**Report by: Head of Development & Environment**

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**1.0 Purpose**

- 1.1. This report is to seek approval of the Draft Conservation Area Appraisal (CAA) documents for Alloa Glebe, Clackmannan, Kennet and Tillicoultry, for consultation.
- 1.2. The Report also describes the consultation process to be undertaken and subsequent procedures.

**2.0 Recommendations**

- 2.1 It is recommended that the Committee :
  - (a) Approve the four Draft Conservation Area Appraisals for public consultation for a period of ten weeks to take account of the start of the Summer holiday period.
  - (b) Agree that the representations received during the consultation period are reported back to a future Enterprise and Environment Committee, along with Officer's recommended responses, for final approval.

**3.0 Considerations**

**Background**

- 3.1 The Clackmannanshire Local Development Plan (LDP) was adopted in August 2015. This contained a commitment to produce Conservation Area Appraisals for each of the Conservation Areas in Clackmannanshire to meet the Planning Authority's duty to prepare proposals for the preservation and enhancement of conservation areas. The LDP identified that this would be done by the end of 2016.

3.2 The appraisal process seeks to:

- Define the special interest of the conservation area;
- Identify issues which threaten the special qualities of the conservation area;
- Provide guidelines to prevent harm and assist in the enhancement of conservation area; and
- Provide the Council with a tool to inform planning practice and policies for the conservation area.

Analysis within the appraisals includes historic development, topography, built form and character, views, open spaces, landmarks as well as key buildings and groups.

3.3 There are 7 Conservation Areas in Clackmannanshire:

- Alloa Glebe
- Old Alloa
- Clackmannan
- Kennet
- Tillicoultry
- Dollar
- Muckhart

3.4 Two Conservation Area Appraisals (CAAs) have already been undertaken for Muckhart and Dollar Conservation Areas. The Appraisals were prepared in accordance with the guidance contained in Scottish Government Planning Advice Note 71 (Conservation Area Management) and also reviewed the Article 4 Directions currently in place for each of the Conservation Areas.

3.5 The Muckhart Conservation Area Appraisal was approved at the Council meeting on 26th June 2014, subject to minor changes following consultation. The Appraisal identifies enhancements and will be used to inform development proposals. It will form the basis of Appraisals of all of the other Conservation Areas.

3.6 The Draft Dollar Conservation Area Appraisal was also approved for consultation at Council in June 2015. It was consulted on between 12th November 2014 and 14th February 2015. For efficiency, the Finalised Dollar CAA will be prepared and reported along with remaining 4 CAAs for Alloa Glebe, Clackmannan, Kennet and Tillicoultry, which will be carried out during 2016. Following discussions with the Scottish Civic Trust (SCT), it was agreed that as Old Alloa had a Conservation Report undertaken as part of the Alloa Townscape Heritage Initiative project, it was not considered that there was a need for a CAA. However, as Old Alloa and Alloa Glebe currently adjoin each other in Broad Street the Scottish Civic Trust, as part of the Alloa Glebe CAA were asked to consider if there was case for combining them together in one designation. SCT were of the opinion that due to their differing characters that they should remain separate. This view is supported by the officers.

3.7 Timescales for the completed and proposed CAAs are shown in the table below.

CAA	Draft to Council/ Committee	Draft Consultation	Finalised to Council/ Committee	Approved
<b>Muckhart</b>	24/10/13	15/11/13-10/01/14	26/06/14	26/06/14
<b>Dollar</b>	26/06/14	12/11/14-14/02/15	2016	2016
<b>Alloa Glebe</b>	19/05/16	06/16-08/16	2016	2016
<b>Old Alloa</b>	No Appraisal	-	-	-
<b>Clackmannan</b>	19/05/16	06/16-08/16	2016	2016
<b>Kennet</b>	19/05/16	06/16-08/16	2016	2016
<b>Tillicoultry</b>	19/05/16	06/16-08/16	2016	2016

3.8 The Tillicoultry and Alloa Glebe CAAs have been prepared by the Scottish Civic Trust with Clackmannan CAA being undertaken by Peter Drummond Architect with the Kennet CAA being produced internally. The CAAs for Tillicoultry, Clackmannan and Kennet propose no alterations to the existing conservation area boundaries. Alloa Glebe CAA proposes alterations to the existing boundaries as follows:

- Exclude the modern development to the south of Bedford Place;
- Stripehead exclude the electricity substation and single storey industrial building on Broad Street;
- Extend the boundary to the east to include High Street, part of Drysdale Street and Mill Street; and
- Extend the boundary to the south of the Cross to include the eastern side of Candleriggs.

The reasoning behind these changes is to exclude modern interventions which are not in character with the traditional building forms in the locality and also to encompass parts of the town centre which retain their historic urban and traditional building form.

3.9 The Consultations will be advertised in the Alloa Advertiser, Development Services Bulletin and the Council's View newspaper for Clackmannanshire residents. Community Councils and other selected external groups and agencies and local interest groups will also be targeted by e-mail/mail to advise them of the consultation.

### **Consideration of Representations**

3.10 Representations will be considered by Council Officers, who may liaise with external agencies during the preparation of responses to any representations received.

3.11 Requests for minor wording changes or updating of references to refer to events following publication of the Draft CAAs, and which Officers feel are not unreasonable requests, may result in Officers recommending that such requests are accepted and the CAA changed accordingly.

- 3.12 The Council will contact those who it considers may be affected by any recommendations in the Appraisals before any recommendations are reported back to Committee and any unresolved issues or concerns will be highlighted.
- 3.13 The Finalised CAAs (including Dollar) will then be reported back to Enterprise and Environment Committee for approval, highlighting any changes proposed from Draft to Finalised and emphasising where any new conservation area boundaries are proposed, if any. Statutory Notices on any boundary changes would then need to be prepared and advertised.

#### **4.0 Sustainability Implications**

- 4.1. The Planning etc (Scotland) Act 2006 requires planning authorities to carry out their development planning functions with the objective of contributing to sustainable development. The Proposed CAAs support the promotion of sustainability in development proposals.
- 4.2. The need for **Strategic Environmental Assessment** of the Conservation Area Appraisals was considered through a pre-screening determinations of the Proposed Muckhart CAA, and it was agreed with the Consultation Agencies that a Strategic Environmental Assessment would not be required as it would not be likely to have significant environmental effects. There is therefore no requirement to pre-screen the subsequent CAAs, as they follow the same format.

#### **5.0 Resource Implications**

- 5.1. The resources for preparing the Conservation Area Appraisals and any associated costs are already provided for in the Development Services budget.
- 5.2. Finance have been consulted and have agreed the financial implications as set out in the report. Yes
- 5.3 No additional staff resources would be required from Services to Communities and Support Services.

#### **6.0 Exempt Reports**

- 6.1. Is this report exempt? Yes  (please detail the reasons for exemption below)  
No

## 7.0 Declarations

The recommendations contained within this report support or implement our Corporate Priorities and Council Policies.

### (1) **Our Priorities** (Please double click on the check box )

- |  |                                     |
|--|-------------------------------------|
| The area has a positive image and attracts people and businesses         | <input checked="" type="checkbox"/> |
| Our communities are more cohesive and inclusive                          | <input checked="" type="checkbox"/> |
| People are better skilled, trained and ready for learning and employment | <input type="checkbox"/>            |
| Our communities are safer  | <input type="checkbox"/>            |
| Vulnerable people and families are supported                             | <input type="checkbox"/>            |
| Substance misuse and its effects are reduced                             | <input type="checkbox"/>            |
| Health is improving and health inequalities are reducing                 | <input type="checkbox"/>            |
| The environment is protected and enhanced for all                        | <input checked="" type="checkbox"/> |
| The Council is effective, efficient and recognised for excellence        | <input type="checkbox"/>            |

### (2) **Council Policies** (Please detail)

The Conservation Area Appraisals accord with and support the Council's key strategies including, the Single Outcome Agreement and the Sustainability and Climate Change Strategy.

## 8.0 Equalities Impact

- 8.1. Have you undertaken the required equalities impact assessment to ensure that no groups are adversely affected by the recommendations?  
Yes  No

## 9.0 Legality

- 9.1. It has been confirmed that in adopting the recommendations contained in this report, the Council is acting within its legal powers. Yes

## 10.0 Appendices

- 10.1 Please list any appendices attached to this report.

Appendices will be available in the group rooms.

## 11.0 Background Papers

11.1. Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered)

Yes  (please list the documents below) No

- Clackmannanshire Local Development Plan (August 2015)
- Report to Council dated 24th October 2013 – Proposed Clackmannanshire Local Development Plan, Open Space Strategy and Associated Documents
- Report to Council dated 26th June 2014 – Proposed Clackmannanshire Local Development Plan, Open Space Strategy and Dollar/Muckhart Conservation Area Appraisal
- Muckhart Conservation Area Appraisal (June 2014)
- Draft Dollar Conservation Area Appraisal (June 2014)
- Scottish Government Planning Advice Note 71 (Conservation Area Management) (December 2004)

### Author(s)

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### Approved by

NAME	DESIGNATION	SIGNATURE
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Garry Dallas	Executive Director	