

EAST AYRSHIRE COUNCIL

DEVELOPMENT SERVICES COMMITTEE: 9 MARCH 2005

CONSERVATION AREA APPRAISALS OF GALSTON OUTSTANDING CONSERVATION AREA AND CATRINE CONSERVATION AREA

Report by Executive Director of Development and Property Services

1 PURPOSE OF REPORT

- 1.1** To seek Committee approval of the draft Conservation Area Appraisals for Galston 'Outstanding' Conservation Area and Catrine Conservation Area; to seek authorisation to go out to public consultation on these draft appraisals and to consult on the proposed change to the Conservation Area boundary of Catrine.

2 BACKGROUND

- 2.1** The Conservation Area of Galston was designated in November 1985 and it was subsequently declared in September 1995 as 'Outstanding' for grant aid purposes by Historic Scotland. The Conservation Area of Catrine was designated in April 1994.
- 2.2** A report was approved by Committee on 29 June 2004 authorising the Planning, Development and Building Standards Division to approach Historic Scotland to seek the designation of Catrine Conservation Area as 'Outstanding'. The Catrine Conservation Area Appraisal has been undertaken to justify to Historic Scotland why Catrine should be declared as 'Outstanding' for grant aid purposes.
- 2.3** The Conservation Area Appraisal of the Galston 'Outstanding' Conservation Area has been undertaken to enable future projects and the submission of funding bids associated with these projects to be prepared.
- 2.4** The Division have also drafted Conservation Area Appraisals for the Darvel Conservation Area and for the Laigh Fenwick Conservation Area. These appraisals will be redrafted based on the advice contained within National Planning Policy Guideline (NPPG) 18: Planning and the Historic Environment and Planning Advice Note (PAN) 71: Conservation Area Management.

3 CONSERVATION AREA APPRAISALS

- 3.1** In terms of Section 63 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, Planning Authorities are under a duty "to formulate and publish, from time to time, proposals for the preservation and enhancement of any parts of their district which are Conservation Areas."

- 3.2** NPPG18: Planning and the Historic Environment, stresses that Conservation Area Appraisals are a useful tool as they can help identify and promote development opportunities to enhance the Conservation Area while protecting its character from inappropriate development. The purpose of a Conservation Area Appraisal, therefore, is to define the special interest and key elements that contribute to its character and appearance and take a proactive approach in terms of preserving and enhancing the Conservation Area.
- 3.3** Conservation Area Appraisals also supplement the Local Plan and should be considered as a material consideration when assessing development proposals within the Conservation Areas to which they relate. PAN 71 states that Conservation Area Appraisals should be approved as supplementary planning guidance.
- 3.4** Section 63 (2) of the above Act directs Council's to submit proposals for the preservation and enhancement of the Conservation Areas, as contained in the Appraisals, for consideration at a public meeting in the area to which they relate. Section 63(3) states that Council's should take due cognisance of the views of any person concerning the proposals expressed in the Conservation Area Appraisals.
- 3.5** The Conservation Area Appraisal of Catrine proposes an extension to the current Conservation Area boundary. Proposal 14 of the Adopted East Ayrshire Local Plan 2003 states that the Council will amend the boundaries of Conservation Areas as considered appropriate. It is the intention of this Division to consult the community on this proposal.

4 NEXT STEPS

- 4.1** To enable effective public participation and to foster effective consultation with regard to the Conservation Area Appraisals it is proposed that the appraisals and the proposed change to the Catrine Conservation Area boundary are subjected to community consultation after the public meeting for a period of 4 weeks. This is considered an adequate timeframe to allow the public and amenity bodies to consider the proposals and submit their comments.
- 4.2** Once the period for consultation has expired, the Planning, Development and Building Standards Division will take into account the comments received and revise the Conservation Area Appraisals accordingly.
- 4.3** The Conservation Area Appraisals will then be submitted for final approval by Committee and to approve the appraisals as supplementary planning guidance.
- 4.4** The proposed boundary change to the Conservation Area of Catrine, after community consultation, will also be referred to Committee for approval.

4.5 A copy of each of the Appraisals has been placed in the Members' Information Point.

5 FINANCIAL IMPLICATIONS

5.1 None

6 PERSONNEL IMPLICATIONS

6.1 None

7 LEGAL IMPLICATIONS

7.1 The duty to formulate proposals for the preservation and enhancement of Conservation Areas is contained within Section 63 of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997.

7.2 Once the finalised draft of the Conservation Area Appraisals has been approved by Committee and the appraisals are approved as Supplementary Planning Guidance, they will become a material consideration in the determination of planning applications.

8 RECOMMENDATION

8.1 It is recommended that the Committee

(i) approve the draft Conservation Area Appraisals for Galston 'Outstanding' Conservation Area and Catrine Conservation Area and

(ii) agree to a process of public consultation as detailed in paragraph 4.1.

James Lavery
Executive Director of Development and Property Services

25 February 2005 (AMcG/SA)

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BACKGROUND PAPERS

1. The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997;
2. National Planning Policy Guidance 18: Planning and the Historic Environment;

3. Planning Advice Note 71: Conservation Area Management;
4. Historic Scotland: The Memorandum on Listed Buildings and Conservation Areas;
5. Conservation Area Appraisal of Catrine Conservation Area; and
6. Conservation Area Appraisal of Galston 'Outstanding' Conservation Area

Anyone wishing to inspect the background papers please contact Antony McGuinness on (01563) 576757.

Implementation Officer: Alan Neish