

HAMBLETON DISTRICT COUNCIL

Report To: Cabinet
10 October 2017

Subject: **SESSAY CONSERVATION AREA DESIGNATION**

Sowerby and Topcliffe Wards
Portfolio Holder for Planning: Councillor D Webster

1.0 PURPOSE AND BACKGROUND:

- 1.1 The report seeks approval for the designation of the Sessay Conservation Area and adoption of the Sessay Conservation Area Appraisal as a Supplementary Planning Document. A copy of the Conservation Area Appraisal is attached at Annex 1 of this report.
- 1.2 There are currently 48 Conservation Areas within Hambleton District (outside the National Park), 4 of which are shared with the North York Moors National Park. There are currently 5 Conservation Area Appraisals covering the designated boundaries of Bedale, Easingwold, Northallerton, Stokesley and Thirsk & Sowerby, which were adopted in 2010.
- 1.3 The Council has a duty under the Planning (Listed Buildings & Conservation Areas) Act, 1990 to, from time to time review their Conservation Areas and to determine whether any parts or any further parts of their areas should be designated.
- 1.4 Sessay Parish Council approached the Council with a request for the significance of the Conservation Area to be considered and, if appropriate, to designate a Conservation Area. The Council's former Conservation Officer worked with a sub-group of the Parish Council to determine the historic significance and value of the settlement and agreed a boundary which captures the essence of Sessay's character. Sessay Parish Council has drafted the Conservation Area Appraisal, which also included two proposed extension areas to the main area proposed as a Conservation Area.
- 1.5 The Draft Conservation Area Appraisal was subject to consultation between 28th April and 9th June. As part of this process a consultation letter and questionnaire was delivered to every household in the village. Two consultation events were also held on the 23rd May and 28th May.
- 1.6 The Council received thirty responses to the consultation, 18 in favour of the proposals, 12 against and one which was neutral. From the 18 positive responses received 16 were in support of the inclusion of both of the proposed extension areas. Those who responded negatively to the proposals raised concerns about the likely cost implications for being within a Conservation Area or that it would split the village. None of the issues raised related directly to the aims of the Conservation Area designation which are to preserve or enhance the character or appearance of the special architectural or historic interests of the area.
- 1.7 The Parish Council have updated the Conservation Area Appraisal, which is attached at Annex 1. The two proposed extension areas are referred to as Character Area 2 and Character Area 3 in the Conservation Area.

2.0 NEXT STEPS

2.1 If Cabinet approves the designation of the Conservation Area the Council will adopt the Appraisal as a Supplementary Planning Document and this will be taken into account in decisions on planning applications in the village. In addition notification letters must be sent to all the properties affected by the designation and it will need to be advertised in the local press and in the London Gazette.

3.0 LINK TO COUNCIL PRIORITIES:

3.1 The designation of a Conservation Area for Sessay will help to deliver the Council's vision for Caring for the Environment and Providing a Special Place to live.

3.2 Designating a new Conservation Area demonstrates that the Council is fulfilling its duty under the Planning (Listed Buildings & Conservation Areas) Act 1990 and recognises that additional areas can also be worthy of such designation. This helps us to provide a special place to live by protecting those landscapes and features which contribute to the understanding and appreciation of the District.

4.0 RISK ASSESSMENT:

4.1 There are no risks in approving the recommendation.

4.2 The key risk in not approving the recommendation is shown below:-

| Risk | Implication | Prob* | Imp* | Total | Preventative action |
|---|--|--------------|-------------|--------------|--|
| The impact of cumulative development could cause harm to the historic character and appearance of Sessay. | Harm to the historic character and appearance of Sessay. | 4 | 4 | 16 | Adopt the SPD and designation of Conservation Area boundary. |

Prob = Probability, Imp = Impact, Score range is Low = 1, High = 5

5.0 FINANCIAL IMPLICATIONS:

5.1 There are modest costs to the existing Planning Policy budget in relation to printing and postage, placing a notice of designation in the local press and publishing a notice in the London Gazette. These costs will be funded through the existing Planning Policy budget.

6.0 LEGAL IMPLICATIONS:

6.1 The designation of a Conservation Area boundary must follow the requirements of the Planning (Conservation Areas & Listed Buildings) Act, 1990. Consultation on the SPD has to follow the requirements of the Town and Country Planning (Local Planning) (England) Regulations 2012, as well as meeting the Council's own standards set out in the adopted Statement of Community Involvement, otherwise the document could face future High Court challenge.

7.0 EQUALITY/DIVERSITY ISSUES

7.1 Equality and Diversity Issues have been considered however there are no issues associated with this report.

8.0 RECOMMENDATIONS:

- 8.1 That Cabinet approves and recommends to Council that a Conservation Area is designated for Sessay and the Conservation Area Appraisal attached at Annex 1 is adopted as a Supplementary Planning Document.

HELEN KEMP
DIRECTOR OF ECONOMY AND PLANNING

Background papers: Sessay Conservation Area Appraisal Supplementary Planning Document.

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