

Member Report

Draft Guisborough Conservation Area Management Plan Consultation



Report to: Regulatory Committee

Report from: Executive Director Growth, Enterprise and Environment

Portfolio: Economic Growth

Report Date: 23 January 2025

Decision Type: For Information

Council Priority: All Priorities

HEADLINE POSITION

1.0 Summary of report

- 1.1 The purpose of this report is to inform the committee of the public consultation on the Draft Guisborough Conservation Area Management Plan (Guisborough CAMP). The document has been published for consultation between 7th January 2025 and 18th February 2025.
- 1.2 Conservation areas are designated to provide protection to parts of the historic environment that are of special architectural or historic interest. To ensure these conservation areas are preserved or enhanced, local authorities are directed to formulate plans for their conservation.
- 1.3 The Draft Guisborough CAMP fulfils this requirement by illustrating the positives and negatives of the Guisborough Conservation Area and outlining how the Council will seek to preserve and enhance the historic interest and architectural character of the area. This report discusses the requirement for a CAMP and explains some of the key recommendations in the document. It also sets out the actions that have been undertaken to publicise the document.

2.0 Recommendation

- 2.1 This report is for information only.

DETAILED PROPOSALS

3.0 What are the objectives of the report and how do they link to the Council's priorities

- 3.1 The purpose of a conservation area is to provide protection to parts of the historic environment that are of special architectural or historic interest. To ensure conservation areas are preserved or enhanced, local authorities are directed by the National Planning Policy Framework (NPPF) to formulate plans for their conservation. The Guisborough CAMP meets this requirement and will illustrate the positives and negatives of the Guisborough Conservation

Area and provide a series of actions for the Council that will be instrumental in ensuring preservation and encouraging enhancement of the area.

- 3.2 The Guisborough Conservation Area is also covered by a legal direction (known as an Article 4 Direction) which means that some changes to dwellings within the conservation area, such as replacing windows and doors or erecting new fences, require planning permission. The Guisborough CAMP will also include guidance for residents on what type of changes are likely to be supported, encouraging residents to also consider the preservation of the conservation area.
- 3.3 The Redcar & Cleveland Local Plan, which was adopted by the Council in May 2018, forms the statutory development plan for the area of the borough outside of the North York Moors National Park. The Local Plan contains policies relating to the protection of the borough's historic environment, including Policy HE1: Conservation Areas, which sets out the Council's policy for the determination of planning applications within or affecting conservation areas.
- 3.4 Paragraph 8.5 of the Local Plan states that "Conservation Area Management Plans will be produced for all of our conservation areas, in order to outline opportunities for enhancement and improved preservation. The Conservation Area Management Plans will be kept under review and will be utilised to inform development and enhance conservation areas and heritage assets".
- 3.5 The Guisborough CAMP is the third plan of its type to be produced for the borough, with the Saltburn CAMP having been adopted in 2019 and the Loftus CAMP in February 2024. There are 15 Conservation Areas located within the Council's area and it is intended that Management Plans will be produced for all areas. However, due to resource limitations, the completion of plans for all areas is a long term project and initial focus will be upon the Conservation Areas most at risk. Background work has already commenced on the Management Plan for Coatham.
- 3.6 The Guisborough CAMP is supported by a revised Guisborough Conservation Area Appraisal, replacing the previous appraisal that was published in 2011. The appraisal provides a record and evaluation of the key elements that make up the special interest and character of Guisborough Conservation Area. It is a technical supporting document to provide evidence behind the recommendations of the draft Guisborough CAMP and to inform decisions relating to development affecting the conservation area. The Guisborough Conservation Area Appraisal is available to view at <https://redcarcleland-consult.objective.co.uk>
- 3.7 The Guisborough CAMP sets out 30 recommended actions for the Council to undertake or support, which are intended to assist with the preservation of the character and appearance of the conservation area, in managing change without compromising the historic environment or are intended as proposals for its enhancement. Some of the range of actions within the plan include:
 - Action 7 - Decisions on whether enforcement action should be commenced will take into account the actions outlined in this document and the associated Conservation Area Appraisal, together with planning policy set out in the NPPF and Redcar & Cleveland Local Plan and all other material planning considerations;
 - Action 8 – The Council will resist planning applications for replacement windows that do not reflect the historic character of the conservation area and are considered detrimental to the character and appearance of a building;
 - Action 18 - The Council will resist planning applications that propose damaging changes to traditional shopfronts; and
 - Action 21 - The Council will consider action to access any future internal or external funding streams that support the enhancement of heritage assets..
- 3.8 The minimum consultation requirements for Conservation Area Management Plans are set out by Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This requires only that proposals are submitted for consideration to a public meeting in the area to which they relate. The Council has also promoted the public consultation and consultation event further through the Council's website, facebook page and by informing interested parties on the Planning Strategy

Consultation Database. Notices of the public event were also placed in Sunnyfield House, Guisborough, and Guisborough Library.

- 3.9 The document has been published for consultation between 7 January 2025 and 18 February 2025, with the public drop-in event being held on 22nd January from 4pm to 7pm in Sunnyfield House.
- 3.10 Following the period of public consultation, the Draft Guisborough CAMP will be reviewed to take into account any comments received. A schedule of the comments received and the Council's response to them will then be published alongside the revised Guisborough CAMP, which is to be presented to Cabinet and Borough Council to consider its adoption.

4.0 What options have been considered

- 4.1 The alternative option of not producing a CAMP for Guisborough has not been considered. The Draft Guisborough CAMP has been produced in order to assist the Council in fulfilling its duties under the Planning (Listed Building and Conservation Areas) Act 1990. It is the part of meeting the commitment to produce Conservation Area Management Plans for all of the conservation areas within the Council's area, which is expressed within the adopted Local Plan. It will only be adopted following community consultation and will also help to preserve the Conservation Area for the benefit of visitors and residents and will provide guidance to the community on how to carry out appropriate alterations to properties.

5.0 Impact Assessment

5.1 Climate Emergency Impact - The Guisborough CAMP includes measures that seek to increase protection for existing trees and support for tree planting in the area and support the use of traditional and thermally efficient materials. These measures will contribute towards reducing the climate impacts of developments in the Guisborough Conservation Area.

5.2 Social Value - Promoting sustainable development is a statutory requirement of any development planning document. The Local Plan policies informing the draft Guisborough CAMP have been the subject of formal Sustainability Appraisal and Appropriate Assessment, which were tested through the Examination.

5.3 Legal - The Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to designate conservation areas in parts of their areas that have special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

The same Act also requires local authorities to review these designations from time to time and to publish proposals for the preservation and enhancement of any parts of their area which are conservation areas. The draft Guisborough CAMP has been produced as part of fulfilling this duty.

5.4 Financial - The staff, printing and other costs to produce the draft Guisborough CAMP and to publicise and host the consultation will be met from within Council revenue budgets. The implementation of a number of the recommended actions of the draft Guisborough CAMP will also be required to be met from Council budgets in some cases.

5.5 Human Resources - There is likely to be increased pressure upon existing staff to ensure the delivery of the applicable local plan policies and the recommended actions of the draft Guisborough CAMP. Resources are limited and will need to be managed accordingly to deliver the plan and establish other CAMPs.

5.6 Equality and Diversity – The draft Guisborough CAMP is subject to a period of consultation which seeks to involve all affected residents in the area and allow opportunity to influence the document to ensure that it recognises the diverse needs of residents in the area.

6.0 Implementation Plan

6.1 Not Applicable

7.0 Consultation and Engagement

- 7.1 The draft Guisborough CAMP has been informed by, and will provide guidance on, Policies HE1: Conservation Areas and HE2: Heritage Assets of the Redcar & Cleveland Local Plan. The Local Plan had extensive member, public and other stakeholder consultation prior to its adoption by Borough Council in May 2018.
- 7.2 Details of the consultation have been published on the Council's website. In addition, the Council has developed a comprehensive consultation database which includes residents, resident associations, elected representatives, community and voluntary groups, developers and businesses, infrastructure providers, government agencies and other prescribed bodies. All stakeholders on this database have been informed of the consultation and invited to submit comments.
- 7.3 Officers also attended a public meeting to be held within the conservation area on 22nd January.

8.0 Appendices and Background Papers

8.1 The consultation draft of the Guisborough Conservation Area Management Plan is provided as **Appendix 1** and the supporting Guisborough Conservation Area Appraisal are available to view at <https://redcarcleveland-consult.objective.co.uk>

Hard copies are also available to view from the Council's Offices.

9.0 Contact Officer

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