

REPORT FOR DECISION

Agenda Item	
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MEETING: PLANNING CONTROL COMMITTEE

DATE: 28 September 2004

SUBJECT: Proposed Tanners and Bury New Road Conservation Areas, Extension to Ramsbottom Conservation Area, Ramsbottom.

REPORT FROM: Borough Planning and Economic Development Officer

CONTACT OFFICER: M Nightingale, Conservation Officer, Environment and Development Services.

TYPE OF DECISION: Key

REPORT STATUS: For Publication

PURPOSE/SUMMARY:

On the 19 May 2004 the Executive approved the principle of the Tanners and Bury New Road Conservation Areas and an area boundary in each case. The Executive also authorised consultation arrangements within the proposed areas and with the Area Board. The purpose of this report is to summarise the responses from the community consultation and the Area Board, and to put forward a course of action. It also raises an emergency item in connection with the extension of the Ramsbottom Conservation Area.

Since consideration of the report by the Executive a check of the Council's Constitution has confirmed that Planning Control Committee has delegated power to designate conservation areas. This report is therefore for Committee's decision.

OPTIONS AND RECOMMENDED OPTION (with reasons):

The options are as follows:

- (a) Not to designate/extend the conservation areas.
- (b) To designate or extend the conservation areas to different boundaries than those recommended.
- (c) To designate or extend the Tanners, Bury New Road and Ramsbottom

Conservation Areas to the boundaries put forward in this report, and to inform the Council's Planning Control Committee of the decisions.

Option (c) is recommended for the following reasons:

- (1) Executive considered a full report on the issues in May 2004 and supported the new designations in principle.
- (2) Full consultation has shown strong support for the proposed designations.
- (3) There is an urgent need to extend the Ramsbottom Conservation Area.
- (4) A course of action is put forward in response to the comments received through the consultation.

IMPLICATIONS -

Financial Implications and Risk Considerations

Corporate Aims/Policy Framework:

Do the proposals accord with the Policy Framework? **Yes**

1. Developing a Stronger Community Spirit.
 - celebrate the heritage of local areas.
 - conserving and protecting the Borough's heritage.
2. Improving Transport and the Environment.
3. Bury MBC's Heritage Strategy.
4. PPG 15 Planning and the Historic Environment.
5. Current UDP and UDP Review.
6. Planning (Listed Building and Conservation Areas) Act 1990.

Are there any legal implications? Yes No

Considered by Monitoring Officer: Yes Comments

The Monitoring Officer is satisfied that the guidance set out in this report and the report to The Executive on the 19 May 2004 is consistent with the Statutory requirements placed on the Council as Local Planning Authority.

Statement by Director of Finance and E-Government:

There are no direct financial implications for the authority associated with the declaration of the conservation areas.

The conservation area appraisals and action plans will be prepared using existing staff time and other resources.

Staffing/ICT/Property:

Wards Affected:

Wards - Ramsbottom
Boards - Ramsbottom, Tottington and North Manor

Scrutiny Interest:

There was a separate report to the Scrutiny Commission in February 2004 covering the whole of the Council's conservation and built heritage/environment service.

TRACKING/PROCESS**DIRECTOR:**

Chief Executive/ Management Board	Executive Member/ Chair	Ward Members	Partners
No	Various briefings	Letters April and September 2004	Area Board September 2004
Scrutiny Panel	Executive	Committee	Council
General report February 2004	First report 19 May 2004	No	

1.0 BACKGROUND

- 1.1 This report summarises the results of the area consultation that took place during July and August 2004 and which sought feedback on the proposed Tanners and Bury New Road Conservation Areas. The report puts forward a course of action in response to the consultation comments received. It also puts forward urgent action for the extension of the Ramsbottom Conservation Area.
- 1.2 On the 19 May 2004 the Executive approved in principle the designation of the Tanners and Bury New Road Conservation Areas and an area boundary in each case. At that time the Executive had received a report about the history and architectural character of the two areas together with a justification for designation and an explanation of the impact of conservation area status.
- 1.3 At the same time the Executive also authorised consultation arrangements within each area, with the Area Board and local interest groups. A separate leaflet was prepared for each area during July 2004 and sent to every property within the proposed boundaries together with a number of local groups. A short tear-off questionnaire was included in the leaflet for feedback together with e-mail and other contacts for longer responses and questions. This consultation took place during July and August 2004 with the results being collated in early September 2004.
- 1.4 The original 19 May 2004 Executive report was submitted to the Ramsbottom, Tottington and North Manor Area Board on the 7 September 2004. An update was given at the meeting explaining the results of the consultation. The Area Board resolved to support the proposed conservation area designations/extension.

2.0 ISSUES

- 2.1 The issues cover the summary of the consultation responses and the proposed course of action for the Tanners and Bury New Road areas. The matters raised by the Council in the questionnaire were; the principle of designation; the proposed boundary; comment on the content of the leaflet;

requests for further information and explanation, and views about a local community conservation group for the area. It is proposed that all issues raised by residents via the questionnaire will be picked up in a general response to all properties following the decision of Planning Control Committee on the 28 September 2004.

- 2.2 Both proposed designations are supported by English Heritage, the Greater Manchester Archaeological Unit, the Ramsbottom Heritage Society and the Federation of Civic Societies.

Bury New Road Area

- 2.3 In the proposed Bury New Road area 20% of the owners responded to the questionnaire. All were in support of the designation. Two of the consultees suggested an extension of the conservation area to include woodland on the other side of Bury New Road. There was very limited interest shown in the formation of a local community conservation group. It is intended to undertake a conservation area appraisal for the Bury New Road area during the next 12 months. Amongst other things, this will develop an action plan for the area. The action plan will provide real content for discussion and local involvement and may provide the most appropriate opportunity to engage with a local group. This work will also provide an in depth assessment of the boundary of the area.

Tanners Area

- 2.5 In the proposed Tanners area, 33% of the owners responded to the questionnaire. All were in support of the designation.
- 2.6 Many of those who supported the proposals were very positive and also complementary about the leaflet. Some put forward extensions to the boundary. These cover the Carr area to the north and the allotments and Grant's Nursery areas to the west.
- 2.7 On the question of support for the formation of a local community conservation group for the area, the response is encouraging. Of those that responded approximately 50% expressed both an interest and a commitment (although this only represents 16% of the properties in the area). However, it is suggested that as a conservation area appraisal is also proposed for the Tanners area, the time of the action plan would be the best opportunity to engage with the a local group. The appraisal would also be the best means of fully assessing the area boundary.

Urgent action for Ramsbottom Conservation Area

- 2.8 In the report to the Executive on the 19th May 2004 reference was made to the future of Irwell Street Mills, Kenyon Street, and their value to the setting of the Ramsbottom Conservation Area. At that time it was considered that current planning policies covering the setting of the conservation area would be sufficient to protect the mills. A planning application for the redevelopment of the mills has now been submitted and the Council may have to defend any decision via a future appeal if the buildings are to be retained. There is also the possibility that the buildings could be removed

in the immediate future without the need for permission from the Council. It is now proposed that the mills are included within the boundary of an extended Ramsbottom Conservation Area. The recommendation can be justified in terms of their special architectural value and contribution to the character of the town centre and the riverside. In order to produce a logical boundary other properties along Bridge Street/Peel Brow are also included. These are also of sufficient quality to merit protection. As with the Tanners and Bury New Road areas, it is proposed to fully assess the boundary position as part of a conservation area appraisal and action plan to be prepared in the near future. This will also involve consultation with the affected owners and occupiers. Plans and photographs showing the area recommended for extension will be available at the meeting.

3.0 CONCLUSION

- 3.1 The conclusion following all consultations is that the Tanners and Bury New Road Conservation Areas should be designated in line with the originally proposed boundaries. Plans of both proposed boundaries are attached to this report.
- 3.2 That the Ramsbottom Conservation Area be extended to include Irwell Bridge Mills and other properties as shown on the plan attached to the report.
- 3.3 That, subject to the above, conservation area appraisals and action plans are prepared for all three areas and that the local communities will be encouraged to be involved in the process and to organise accordingly. The appraisals will also fully consider the boundaries for all areas.

BRIAN DANIEL
BOROUGH PLANNING AND ECONOMIC DEVELOPMENT OFFICER

List of Background Papers:-

Report to Executive on the 19 May 2003.

Area leaflets produced for area consultation.

Returned questionnaires together with letters and e-mails giving responses etc.

Other consultation letters July 2004.

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