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**Subject:** ADOPTION OF THE DEAL SOUTH BARRACKS CONSERVATION AREA CHARACTER APPRAISAL

**Meeting and Date:** Cabinet – 5 March 2018

**Report of:** Nadeem Aziz, Chief Executive

**Portfolio Holder:** Councillor James Back, Portfolio Holder for Built Environment

**Decision Type:** Key Decision

**Classification:** Unrestricted

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**Purpose of the report:** To inform Cabinet of the results of the public consultation exercise, and the proposed modifications to the Deal South Barracks Conservation Area Appraisal, and to adopt it as a material consideration for planning purposes.

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**Recommendation:** Cabinet agrees to:

1. The proposed responses to the representations received and the resulting modifications to the Deal South Barracks Conservation Area Character Appraisal as set out in Appendix 1;
  2. Adopt the Deal South Barracks Conservation Area Character Appraisal as a material consideration for planning purposes as set out in Appendix 2; and
  3. Authorise the Head of Regeneration and Development to make any necessary editorial changes to the Appraisal to assist with clarity, consistency, explanation and presentation, in conjunction with the Portfolio Holder for Built Environment.
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## 1. Summary

1.1 Cabinet approved the Draft Deal South Barracks Conservation Area Appraisal for public consultation in July 2017. Consultation has now been undertaken and following the analysis of representations minor modifications are now proposed.

1.2 One recommendation has been made, to designate the following buildings/features as Heritage Assets of Local Importance in accordance with the criteria set down in annex 1 of the adopted Land Allocations Local Plan 2015:

- 1) The former depot church, St Michaels and All Angels, now converted to residential;
- 2) The Globe and Laurel plaque; and
- 3) The iron fencing along Cornwall and Gladstone Road.

## 2. Introduction and Background

2.1 At Cabinet on the 3<sup>rd</sup> July 2017 the draft Deal South Barracks Conservation Area Appraisal was approved for public consultation. It had been prepared by the Deal

Society, in conjunction with the District Council, following recommendations in the Dover District Heritage Strategy.

- 2.2 The consultation period ran for six weeks from 14<sup>th</sup> August to 25 September and the District Council received 28 responses from 9 individuals or organisations. There were no objections to the Conservation Area Appraisal and the findings were generally supported which is a credit to the hard work that the Deal Society have put into preparing the Appraisal.
- 2.3 Further to comments received during the consultation additional text, indicated in **bold** in the Appraisal, has been inserted to make the document more robust and to assist with the interpretation of the Appraisal. Deleted text has ~~strikeout~~.
- 2.4 A full list of representations received, together with the proposed District Council responses and amendments are set out in Appendix 1.

#### Recommendations within the Appraisal

3. Deal South Barracks Conservation Area was originally designated in 1997. Local councils are required under the Planning (Listed Buildings and Conservation Areas) Act 1990 to review their conservation areas from time to time to ensure that the original designation was correct, and to formulate and publish proposals for further enhancement and preservation of their conservation areas. This Appraisal has, therefore, been produced in compliance with this requirement.
  - 3.1 The draft Appraisal sought views on a change of name of the Conservation Area to better describe its geographical location. Two responses were received, one positive and one negative. Most notable is that from the Senior Archaeological Officer at Kent County Council who advised that the current name is consistent with the historic name of the site. As a conservation area is designated for its historic importance changing the name to describe the conservation area geographically would be incorrect. This suggestion is omitted.
  - 3.2 The draft appraisal recommended the inclusion of three buildings/features on a list of undesignated Heritage Assets of local importance. Minor alterations have been made to the text to clarify these.

#### 4. **Identification of Options**

- 4.1 Option 1: That the amendments to the Deal South Barracks Conservation Area Appraisal are agreed and it is adopted as a material consideration for planning purposes: or
- 4.2 Option 2: That the amendments to the Deal South Barracks Conservation Area Appraisal are not agreed and it is not adopted as a material consideration for planning purposes.

#### 5. **Evaluation of Options**

- 5.1 The Appraisal would be used to identify opportunities for environmental improvements, inform new development and to act as an evidence base for the evaluation of new proposals. It would also be used by Planning Inspectors in appeal situations and, as it has been through a public consultation greater weight can also be attributed to it.

- 5.2 The Appraisal has been produced in response to the recommendations in the Dover District Heritage Strategy and the accompanying Action Plan. It, therefore, implements part of the Heritage Strategy.
- 5.3 If the Appraisal was not adopted, then the benefits outlined above would not be realised and the special character of the Conservation Area could be at risk through inappropriate development. The first option is, therefore, recommended.

## 6. **Resource Implications**

- 6.1 The Appraisal would be made available on the District Council's website. No further internal resources would be required.

## 7. **Corporate Implications**

- 7.1 Comment from the Section 151 Officer: 'Finance has been consulted and has nothing further to add (SB).
- 7.2 Comment from the Solicitor to the Council: "The Planning Solicitor to the Council has been consulted in the preparation of this report and has no further comments to make".
- 7.3 Comment from the Equalities Officer: 'This report does not specifically highlight any equalities implications, however in discharging their duties members are required to comply with the public sector duty as set out in section 149 of the Equality Act 2010 <http://www.legislation.gov.uk/ukpga/2010/15> '
- 7.4 Other Officers (as appropriate): none

## 8. **Appendices**

Appendix 1 – Analysis of Representations and Suggested District Council Response

Appendix 2 – Deal South Barracks Conservation Area Appraisal January 2018.

### **Background Papers**

Cabinet Report of 3 July 2017.

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