

---

**Subject:** DRAFT UPPER DEAL CONSERVATION AREA CHARACTER APPRAISAL

**Meeting and Date:** Cabinet – 3 June 2019

**Report of:** Lois Jarrett - Head of Planning, Regeneration and Development

**Portfolio Holder:** Councillor Nicholas Kenton, Portfolio Holder for Planning and Regulatory Services

**Decision Type:** Key Decision

**Classification:** Unrestricted

---

**Purpose of the report:** To seek Cabinet approval to carry out a 6-week public consultation on the draft Upper Deal Conservation Area Character Appraisal.

---

**Recommendation:** Cabinet agrees to:

1. a public consultation for a period of 6 weeks of the draft Upper Deal Conservation Area Character Appraisal, as set out in appendix 1.
  2. authorise the Head of Planning, Regeneration and Development to make any necessary editorial changes to the appraisal to assist with clarity, consistency, explanation and presentation, in consultation with the Portfolio Holder.
- 

## 1. Summary

1.1 The Dover District Heritage Strategy acknowledges that most of the districts conservation areas do not have an approved character appraisal, and it recommends that the Council should encourage local community groups to carry out such appraisals in conjunction with the Council. The Deal Society has prepared a draft conservation area character appraisal for the Upper Deal Conservation Area and Cabinet's agreement is now sought to carry out a formal public consultation on the draft document for a period of 6 weeks.

## 2. Introduction and Background

2.1 There is a requirement under the Planning (Listed Buildings and Conservation Areas) Act 1990, for local planning authorities to review their conservation areas, 'from time to time' and to formulate and publish proposals for their preservation and enhancement. A fundamental part of this process is to produce a character appraisal for each conservation area.

2.2 A conservation area appraisal should consider what features make a positive or negative contribution to the significance of the conservation area, thereby identifying opportunities for beneficial change, or the need for further planning control. This information will be helpful to those considering investment in an area, and can be used to guide and inform new development. Character appraisals also have a wider application as educational and informative documents for the local community.

- 2.3 The Dover District Heritage Strategy highlighted the lack of conservation area character appraisals for the districts conservation areas. It acknowledged the limited resources that are available for carrying out this work, and recommended that the Council worked with local community and interest groups to try and address this issue. This is the fourth conservation area appraisal to be produced by a local organisation since the Heritage Strategy was adopted in 2013.
- 2.4 The Deal Society, in conjunction with the Council, has produced a draft appraisal for the Upper Deal Conservation Area, and this is appended to this report. For the benefit of this report the appraisal is provided as a word document, but for the public consultation this will be undertaken using the Council's 'Objective software' and will include relevant maps and photographs.
- 2.5 The appraisal looks at:
- The origins and growth of the area under consideration;
  - Reviews the existing boundary of the conservation area;
  - Highlights both positive and negative aspects of its character, and
  - Makes recommendations for its future enhancement.
- 2.6 If the draft appraisal is agreed by Cabinet, public consultation would be undertaken for a period of 6 weeks. The results of the consultation process would then be reported back to Cabinet.

### 3. **Identification of Options**

- 3.1 That the draft Upper Deal Conservation Area Character Appraisal is agreed for public consultation.
- 3.2 That the draft Upper Deal Conservation Area Character Appraisal is not agreed.

### 4. **Evaluation of Options**

- 4.1 The Upper Deal Conservation Area Character Appraisal has been prepared by a local organisation and 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. If the document is not subject to public consultation then little weight can be attributed to it in the planning process.
- 4.2 In view of the above it is recommended that the draft appraisal is agreed for public consultation.

### 5. **Resource Implications**

The resource implications are limited to consultation and printing costs, which would be approximately £50, and this would be covered by the existing LDF budget.

### 6. **Corporate Implications**

- 6.1 Comment from the Section 151 Officer: Finance has been consulted and has nothing further to add (SB).

6.2 Comment from the Solicitor to the Council: The Solicitor to the Council has been consulted in the preparation of this report and has no further comments to make.

6.3 Comment from the Equalities Officer: This report does not specifically highlight any equality implications however in discharging their duties members are required to comply with the public sector equality duty as set out in Section 149 of the Equality Act 2010 <http://www.legislation.gov.uk/ukpga/2010/15>.

7. **Appendices**

Appendix 1 – Draft Upper Deal Conservation Area Character Appraisal

8. **Background Papers**

The Dover Heritage Strategy 2013

Contact Officer: Alison Cummings, Principal Heritage Officer