

Cherwell District Council

Lead Member Report – Lead Member for Planning

12 September 2018

<h3>Charlton-on-Otmoor Conservation Area Appraisal</h3>
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Report of Assistant Director for Planning Policy and Development

This report is public

Purpose of report

To consider the adoption of the Charlton-on-Otmoor Conservation Area Appraisal and Management Plan and the revised boundary of the Charlton-on-Otmoor Conservation Area.

1.0 Recommendations

1.1 The Lead Member is recommended:

To approve the revisions to Charlton-on-Otmoor Conservation Area boundary and to adopt the Charlton-on-Otmoor Conservation Area Appraisal and Management Plan.

2.0 Introduction

2.1 The Charlton-on-Otmoor Conservation Area Appraisal and Management Plan have been produced as part of a rolling programme of works, which includes the review of all the conservation areas within Cherwell, undertaken by the Design and Conservation Team.

2.2 This report sets out the comments received on the draft appraisal, the proposed changes to the Charlton-on-Otmoor Conservation Area boundary. The report requests that both the proposed changes to the conservation boundary and the amended appraisal are approved under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 with immediate effect.

2.3 The Conservation Area Appraisal looks to identify and analyse the distinctive character of an area derived from its unique topography, historic development and features such as buildings, streets, layout and form.

- 2.4 The Management Plan seeks to outline opportunities to enhance the area and identify threats to its character and appearance. This determines a series of action points outlined to address these issues.
- 2.5 The appraisal of the character of a conservation area provides a sound basis for development control and for developing initiatives for improving the area. A clear definition of those elements which contribute to the special architectural or historic interest of a settlement will provide a robust framework for the future management of that settlement against which applications can be considered.
- 2.6 The Planning (Listed Buildings and Conservation Areas) Act 1990 provides legislation for the protection of the nation's heritage of buildings and places of architectural and historic interest, '*the character or appearance of which it is desirable to preserve or enhance.*' Local planning authorities have a duty under the Act to consider boundary revisions to their conservation areas 'from time to time'.

3.0 Report Details

- 3.1 Charlton-on-Otmoor Conservation Area was first designated in 1989 and last reviewed in 1996. The purpose of a conservation area appraisal is to provide a comprehensive assessment of the current character and appearance of the conservation area to provide a basis for informed judgements on the future conservation and management of the designated area. .
- 3.2 The re-appraisal of the area involved some minor boundary changes to provide a more comprehensive conservation area approach.
 - The inclusion of the lane to the rear of High Street
 - The inclusion of land up to property boundaries along the southern edge, most significantly at the Rectory
 - Changes to the boundary to the west of the conservation area, reflecting the development of new housing to the west of the Tchure.

Public Consultation

- 3.3 A draft appraisal document was prepared and an exhibition and public meeting arranged for Tuesday 29 May 2018 to enable local residents and those interested to inspect the draft document in order to comment upon the proposed conservation areas boundary and to identify buildings of local interest.
- 3.4 Public consultation took place on the draft appraisal between 29 May 2018 and 10 July 2018 with the approval of the lead member. The document was available to download from the Council's website and in hard copy from Bodicote House and available to view at Bicester and Kidlington libraries. Copies of the document were handed out at the public meeting and additional copies made available by request. Publicity was undertaken through local leaflet that the Parish Council delivered to residents and posters.

- 3.5 The public meeting was attended by the Team Leader for Design and Conservation and a Planning and Design and Conservation Officer. It was attended by around sixteen residents, who engaged in debate about the proposals.
- 3.6 At the meeting a number of key issues were discussed:
- The inclusion within the boundary of 20th century property
 - The selection, role and mechanisms for Article 4 directions
 - Clarification of the boundary line along main street, where there is an inconsistency in the OS survey
 - What it means to be part of a conservation area and the impact on permitted development rights.
- 3.7 A single written response was received. This was positive about the conservation area appraisal and proposed extension. It also suggested a number of additional Local Heritage Assets.

Conservation Area Boundary

- 3.8 No changes have been made to the Conservation Area Boundary following Public Consultation. The proposed boundary to Charlton-on-Otmoor Conservation Area will be taken forward, including the small additions to the northwest of the settlement. Other proposals for the extension of the area have not been taken forward. Any development in the surrounding area would impact on the setting of the conservation area and would be considered accordingly.

Buildings of local significance

- 3.9 The NPPF asks Local Authorities to identify buildings and structures of local heritage significance. Cherwell District Council's has a district-wide programme of Local Heritage Assets (formerly known as the Local List). A number of additional suggestions were made including:
- Church View
 - Daises
 - The Coach House (opposite Rectory Walk and next to Tierce Acre)
 - Drystone walls throughout the village

Following further assessment, The Coach House will be put forward as a local heritage asset. While Church View and Daises have group interest and form part of the setting of the Church, it was felt that these did not meet the criteria to be included on the register. Conservation area designation protects walls and structures over a certain height from demolition, these features are not of sufficient merit individually to meet the requirements nomination as a Local Heritage Asset.

Article 4 Directions

- 3.10 The issue of an Article 4 Direction for particular properties was raised at the public meeting. Many were supportive of the proposal; however no written responses covering this were received. The proposal for an Article 4 Direction will be progressed independently of the Conservation Area Process.

4.0 Conclusion and Reasons for Recommendations

- 4.1 Conservation area appraisals are an important way of ensuring that this aspect of policy framework is up-to-date, robust and of the greatest value in the consideration of development proposals within conservation areas.
- 4.2 Up-to-date conservation area appraisals will assist the consideration of planning applications in the areas covered by the appraisal from the point at which they are adopted, and will also assist the implementation of the Cherwell Local Plan.
- 4.3 It is for these reasons that it is recommended that the revisions to the boundary of the Charlton-on-Otmoor Conservation Area be adopted along with the Charlton-on-Otmoor Conservation Area Appraisal and Management Plan.

5.0 Consultation

Public consultation - 29 May 2018 to 10 July 2018

6.0 Alternative Options and Reasons for Rejection

- 6.1 The following alternative options have been identified:

Option 1: To agree the recommendations as set out in the report

Option 2: To amend the recommendations

Option 3: Not to agree the recommendations

7.0 Implications

Financial and Resource Implications

- 7.1 Any expenditure in relation to the conservation area reviews for the settlements will be from existing resources.

Comments checked by:

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Legal Implications

- 7.2 Conservation areas may affect residents of the district, business and other parties. Works that can usually be undertaken to the land and property as 'permitted development' may be restricted in conservation areas.

7.3 If adopted, the Charlton-on-Otmoor Conservation Area Appraisal and Management Plan will become part of the evidence base for the forthcoming Local Plan and represent a material consideration in the planning process.

Comments checked by:

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8.0 Decision Information

Wards Affected

Launton and Otmoor

Links to Corporate Plan and Policy Framework

This report directly links to all three themes from the Joint Corporate Strategy 2018-19:

- District of Opportunity & Growth
- Protected, Green & Clean
- Thriving Communities & Wellbeing

Lead Councillor

Cllr Colin Clarke

Portfolio Holder for Planning

Document Information

Appendix No	Title
Appendix 1	Conservation Area Boundary Map
Appendix 2	Charlton-on-Otmoor Conservation Area Appraisal and Management Plan
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