

ENVIRONMENT CABINET MEMBER MEETING

Agenda Item 125

Brighton & Hove City Council

Subject: Portslade Old Village Conservation Area Review
Date of Meeting: 11 May 2010
Report of: Director of Environment
Contact Officer: Name: Sanne Roberts Tel: 29-2261
E-mail: sanne.roberts@brighton-hove.gov.uk
Key Decision: No
Wards Affected: North Portslade; South Portslade

FOR GENERAL RELEASE

1. SUMMARY AND POLICY CONTEXT:

- 1.1 The report seeks approval to consult on a revised character statement for the Portslade Old Village Conservation Area and on changes to its boundary.
- 1.2 In line with the Council's Conservation Strategy (2003), a review is being undertaken of the five 'downland village' conservation areas. Portslade Old Village forms the second of these five areas to be reviewed, following the adoption of Stanmer Character Statement on 25th March 2010.
- 1.3 Conservation Areas were introduced through the Civic Amenities Act (1967). The Government's Planning Policy Statement 5 on Planning for the Historic Environment (PPS5) and policy HE6 of the Brighton and Hove Local Plan 2005 stress the need to define and record the special interest, character and appearance of conservation areas, through regularly updated character appraisals. These provide a basis on which to determine whether any parts or further parts should be designated. There is no statutory requirement for public consultation prior to designation but PPS5 states that it is highly desirable to do so. The completed character statement, once adopted after public consultation, will help inform future planning decisions regarding developments within or adjoining the area.

2. RECOMMENDATIONS:

- 2.1 That the Cabinet Member approves the draft Portslade Old Village Conservation Area character statement and the boundary changes for public consultation.

3. RELEVANT BACKGROUND INFORMATION/CHRONOLOGY OF KEY EVENTS:

- 3.1 The Portslade Old Village Conservation Area was designated in 1974. It was last reviewed in 1997 when a brief character statement was produced. Its existing boundary which dates from its 1974 designation is appended in annex 2.

- 3.2 The character statement, appended in annex 1, is in line with current guidance from English Heritage (2006) and informed by historic research and on-site analysis. It describes the character of the area noting three distinct character areas: the Church and Villas; Easthill Park and the Brewery and Village centre.
- 3.3 The review suggests a number of boundary changes and an Article 4(1) Direction to control incremental change to unlisted single family dwelling houses within the area, noting a threat to traditional architectural features, including timber sash windows. The boundary changes are illustrated in annex 3. These include three areas suggested for deletion, as they no longer meet current tests for inclusion within a conservation area.

4. CONSULTATION

- 4.1 This report requests approval to hold formal public consultation. The format of any public meeting will be agreed in advance with ward councillors. Local residents and businesses will be notified by letter. Copies of the draft character statement will be sent to ward councillors, Hove Civic Society, Friends of Easthill Park, national amenity societies, English Heritage and the council’s conservation advisory group. Council managers responsible for the maintenance of the area’s parks, highways and cultural assets will be asked to contribute to the review.
- 4.2 The consultation will take place over four weeks. The draft document will be available to view on the council’s website, and hard copies made available at City Direct and Portslade Library respectively. Posters will be displayed in the area.
- 4.3 Responses to the consultation, and any amendments to the character statement and recommendations will be reported to a future CMM meeting.

5. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

- 5.1 The cost of consultations will be met from within existing budgets and will largely consist of staff time.

Finance Officer Consulted: Derek Mansfield Date: 15/04/10

Legal Implications:

- 5.2 The council has a duty under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to review its area, from time to time, to determine whether any parts or further parts should be designated as conservation areas. There is no statutory requirement for public consultation prior to designation but this is considered best practice. No adverse human rights implications are considered to arise from the Report.

Lawyer Consulted: Alison Gatherer Date: 26/03/10

Equalities Implications:

- 5.3 None have been identified. An Equalities Impact Assessment has not been carried out because the report does not concern matters of new primary policy.

Sustainability Implications:

- 5.4 The proposals in this report have no substantial impact upon the four priorities of the UK's Sustainable Development Strategy.

Crime & Disorder Implications:

- 5.5 None have been identified

Risk and Opportunity Management Implications:

- 5.6 The failure to consult on the draft review, and the failure to maintain the character and appearance of the area and its historic buildings, could lead to adverse publicity for the council.

Corporate / Citywide Implications:

- 5.7 The proposals accord with the corporate priority to protect the environment whilst growing the economy. More specifically the guidance is a response to the council's priority to protect the historic built environment.

6. EVALUATION OF ANY ALTERNATIVE OPTION(S):

- 6.1 None considered.

7. REASONS FOR REPORT RECOMMENDATIONS

- 7.1 Portslade Old Village Conservation Area does not have an up-to-date, in depth character appraisal. A review of the Portslade Old Village Conservation Area would accord with the council's adopted Conservation Strategy (2003), and with national and Government guidance (English Heritage Guidance 2006, Planning Policy Statement 5: Planning for the Historic Environment).
- 7.2 Public consultation on such documents is in line with national guidance and with the council's adopted procedures and strategy.

SUPPORTING DOCUMENTATION

Appendices:

1. Portslade Old Village Conservation Area draft character statement
2. Existing Conservation Area Boundary
3. Proposed Boundary Changes

Documents In Members' Rooms

None

Background Documents

1. The Conservation Strategy (Brighton and Hove City Council 2003)
2. Guidance on Conservation Area Appraisals (English Heritage 2006)