

# Gloucester City Council

<b>Meeting:</b>	<b>Cabinet Council</b>	<b>Date:</b>	<b>6 March 2024 21 March 2024</b>
<b>Subject:</b>	<b>Gloucester City Centre Conservation Area Appraisal and Management Plan</b>		
<b>Report Of:</b>	<b>Cabinet Member for Planning and Housing Strategy</b>		
<b>Wards Affected:</b>	<b>Westgate</b>		
<b>Key Decision:</b>	<b>No</b>	<b>Budget/Policy Framework:</b>	<b>No</b>
<b>Contact Officer:</b>	<b>Ullin Jodah McStea, Principal Conservation Officer</b>		
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<b>Appendices:</b>	<b>1. Gloucester City Centre Conservation Area Appraisal and Management Plan</b>		
	<b>2. Public Consultation Report and Officer Comments.</b>		

## FOR GENERAL RELEASE

### 1.0 Purpose of Report

- 1.1 To seek approval for the adoption of the updated draft of the City Centre Conservation Area Appraisal and Management Plan as a Supplementary Planning Document. (Appendix 1)

### 2.0 Recommendations

- 2.1 Cabinet is asked to **RECOMMEND** to Council that:

- (1) The City Centre Conservation Area Appraisal and Management Plan be approved as a Supplementary Planning Document with immediate effect.
- (2) The alteration of the boundary of the city centre conservation area be approved.
- (3) Authority be delegated to the Head of Place, in consultation with the Cabinet Member for Planning and Housing, to obtain graphic design input for the layout of the document, add additional photographs and maps to the document, and to make any other necessary minor amendments, corrections and additions to the document prior to publication.

- 2.2 Council is asked to **RESOLVE** that:

- (1) The City Centre Conservation Area Appraisal and Management Plan is approved as a Supplementary Planning Document with immediate effect.
- (2) The alteration of the boundary of the city centre conservation area be approved.

- (3) Authority is delegated to the Head of Place, in consultation with the Cabinet Member for Planning and Housing, to obtain graphic design input for the layout of the document, add additional photographs and maps to the document, and to make any other necessary minor amendments, corrections and additions to the document prior to publication.

### **3.0 Background and Key Issues**

- 3.1 The purpose of this report is to seek approval from Council for the adoption of the Gloucester City Centre Conservation Area Appraisal and Management Plan (Appendix 1).
- 3.2 The document was originally drafted by the Council's Principal Conservation officer, Ullin Jodah McStea drawing on consultancy advice commissioned from Donald Insall Associates, Chartered Architects and Historic Buildings Consultants. Following approval from Cabinet, it has been amended in the light of comments received in the 8-week public consultation which took place between October and December 2023.
- 3.3 The public consultation included public meetings (to comply with the requirements of the 1990 Planning (Listed Buildings and Conservation Areas) Act 1990 Section 71), a 'drop in' stand at Eastgate Shopping Centre, meetings with stakeholder groups and a mail out to all the residents within the conservation area. The mail out, as well as information provided on the internet and social media, informed the public of how and where they could gain more information, as well as how and where they could respond to the consultation. Options to view the draft document virtually, or as a hard copy were also provided, as were options to respond.
- 3.4 The period of public consultation ended on December 20<sup>th</sup>2023. All comments received were then collated and a Consultation and Adoption Report has been produced, a copy of which is attached as Appendix 2. These reports not only detail the comments received, but also what action was taken as a result. Officer comments are also included within the report.
- 3.5 Changes to the Conservation Area Appraisal and Management Proposals in the light of the consultation responses include:
- Redrafting of the text on changes to the conservation area boundary on Westgate Street.
  - Review and updating of the SWOT analysis.
  - Language in Management Plan amended to aid clarity and avoid confusion.
- 3.6 The Conservation Area Appraisal and Management Proposals is to be adopted as a Supplementary Planning Document of Policy SD8 'Historic Environment' of the adopted Joint Core Strategy (2017), and Policy D1 'Historic Environment' of the adopted Gloucester City Plan (2023).
- 3.7 Once adopted, it will replace the 2007 City Centre Conservation Area Appraisal and Management Proposals.

#### **4.0 Social Value Considerations**

- 4.1 The adoption of an updated Appraisal and Management Plan that has been subject to public consultation will strengthen the Council's ability to extract social value from development schemes in the area.

#### **5.0 Environmental Implications**

- 5.1 The Appraisal provides interpretation and context as well as a framework to further the protection and enhancement of the environment. The document deals mainly with the built environment, including buildings of architectural merit and heritage importance, and it also acknowledges the importance of the public realm and areas of open and green space within the conservation area. Sustainability and issues of climate change have also been considered in the preparation of this document.

#### **6.0 Alternative Options Considered**

- 6.1 To continue without updating the Appraisal and Management Plan. The extant document, produced in 2007 would become increasingly outdated and irrelevant, potentially exposing the Council to challenge and resistance to its efforts to improve the city centre.

#### **7.0 Reasons for Recommendations**

- 7.1 To strengthen and update the relevance of the Gloucester City Centre Conservation Area Appraisal and Management Plan.

#### **8.0 Future Work and Conclusions**

- 8.1 If Members are minded to follow the recommendations of this report, the new boundaries of the conservation areas and the two newly designated areas will have to be advertised in the format given in both legislation and government guidance.
- 8.2 If Members are minded to adopt the updated draft of the City Centre Conservation Area Appraisal and Management Plan as SPD, there will again be a requirement to make suitable announcement of this, and again Legislation and government guidance dictates the format that such notification and publicity must take.
- 8.3 If the appraisal is adopted, then the management proposals within will become a material consideration for consideration of planning applications for buildings or sites within the conservation areas.

#### **9.0 Financial Implications**

- 9.1 There are no direct financial implications arising from this report

#### **10.0 Legal Implications**

- 11.1 It is a statutory requirement under the Planning (Listed Buildings and Conservation Areas) Act 1990 for a local planning authority from time to time to review parts of their area that are designated as conservations areas and to draw up and publish

proposals for the preservation and enhancement of the conservation areas. In so doing there is a duty to consult the local community on the proposals, including the holding of a public meeting, and for the local planning authority to have regard of the views expressed by consultees. Appendix 2 outlines the results of the consultation and the action taken.

11.2 In order for the City Centre Conservation Area Appraisal and Management Plan to be adopted as a supplementary planning document the requirements of the Town and Country Planning (Local Planning)(England) Regulations 2012 as amended and the Council's Statement of Community Involvement should be followed. At this a consultation and adoption report is required and this has been produced as Appendix 2. Following the adoption resolution by the Council the new supplementary planning document will need to be publicised in accordance with the aforementioned regulations.

11.3 One Legal has been consulted on this report

## **11.0 Risk & Opportunity Management Implications**

### **12.0 People Impact Assessment (PIA) and Safeguarding:**

13.1 The PIA Screening Stage was completed and did not identify any potential or actual negative impact; therefore, a full PIA was not required.

### **13.0 Community Safety Implications**

13.1 There are no direct safety implications as a result of this report.

### **14.0 Staffing & Trade Union Implications**

14.1 None