
Planning Committee

15 September 2022

Name of Cabinet Member:

Cabinet Member for Housing and Communities – Councillor D Welsh

Director Approving Submission of the report:

Director of Streetscene and Regulatory Services

Ward(s) affected:

All Wards

Title:

Conservation Area Designation - Earlsdon

Is this a key decision?

No

Executive Summary:

In line with Local Plan commitments, the proposal for a new Conservation Area in Earlsdon has been assessed, with a draft area appraisal, management plan and associated Article 4 Direction produced and taken to public consultation.

All comments received have been reviewed and appropriate changes made. This report has been endorsed by Cabinet and seeks approval of the designation of the proposed Earlsdon Conservation Area and associated Article 4 in order to preserve and enhance the special character of the area.

Recommendation:

Planning Committee is recommended to approve the report and the designation of a new Conservation Area with associated Article 4 Direction in Earlsdon.

List of Appendices included:

Appendix One – Earlsdon Conservation Area Appraisal
Appendix Two – Earlsdon Conservation Area Management Plan
Appendix Three – Earlsdon Conservation Area Article 4 Direction
Appendix Four – Consultation Response Summary

Background papers:

None

Other useful documents

2017 Local Plan

Has it been or will it be considered by Scrutiny?

No

Has it been or will it be considered by any other Council Committee, Advisory Panel or other body?

Cabinet endorsed the report and appendices on 30 August.

Will this report go to Council?

No

Report title:

Conservation Area Designation - Earlsdon

1. Context (or background)

- 1.1. Coventry currently has 16 designated Conservation Areas, each individually recognising areas of special architectural, environmental or historic interest in the city.
- 1.2. The Planning (Listed Buildings and Conservation Areas) Act 1990 states at section 69 'Designation of Conservation Areas' that, "Every local planning authority shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and shall designate those areas as conservation areas".
- 1.3. Within Conservation Areas, certain additional planning controls apply which seek to assist the Local Planning Authority in protecting the special characteristics of the conservation areas.
- 1.4. The Local Authority also have the option of considering the introduction of associated Article 4 Directions, which then remove targeted elements of permitted development rights in order that proposals which may impact upon the special character of the conservation area may be assessed for their appropriateness through the planning system.
- 1.5. Following its adoption in December 2017, the Coventry City Local Plan states at policy HE2 that the areas of Earlsdon and Brownhill Green are proposed for new Conservation Areas. Work has now been undertaken to assess these areas, producing supporting documentation of an area appraisal, management plan and Article 4 Direction.
- 1.6. Following approval from the Cabinet Member for Housing and Communities, public consultation upon the proposals has now taken place, with the findings summarised at Appendix Four.
- 1.7. Alongside considerations of representations received through the public consultation phase, further engagement with internal colleagues has also take place and revisions made accordingly, in order to ensure that the documents may be employed to their best effect in forthcoming planning considerations.

2. Options considered and recommended proposal

- 2.1 Planning Committee could choose not to progress the Conservation Area designation in Earlsdon. However, this would be contrary to the Local Plan and the conclusions of the public consultation.
- 2.2 Planning Committee could choose to propose amendments to the Conservation Area or the Article 4 Direction. This would then require further public consultation and is therefore not recommended.
- 2.3 Planning Committee are recommended to adopt the Conservation Area and Article 4 Direction to ensure that the special character of Earlsdon is retained and enhanced.

3. Results of consultation undertaken

- 3.1. Included in Appendix Four is a summary of findings of the public consultation phase is supplied, which articulates officers' responses to points raised, and where revisions to documentation have then taken place in response.

4. Timetable for implementing this decision

- 4.1. The decision will be implemented at the earliest opportunity.

5. Comments from the Chief Operating Officer (Section 151 Officer) and the Director of Law and Governance

5.1. Financial implications

There are no financial implications associated with this report.

5.2. Legal implications

Included alongside the proposed designation is the introduction of an Article 4 Direction which limits targeted elements of permitted development rights in the interests of preservation of the identified special character of the Earlsdon Conservation Area. Should the adoption of all elements be approved, rights to specific elements of permitted development are curtailed, and the requirement for planning permission to be sought are introduced.

6. Other implications

6.1. How will this contribute to the Council Plan (www.coventry.gov.uk/councilplan/)

The introduction of a new Conservation Area aligns with the aims and objectives of the One Coventry Council Plan by raising the profile of the city through recognition of its heritage assets, whilst the prepared Conservation Area Appraisal, Management Plan and Article 4 seek to introduce additional oversight in development proposal, assisting the creating of an attractive, cleaner and greener city.

6.2. How is risk being managed?

There is no risk associated with the recommendations.

6.3. What is the impact on the organisation?

No significant direct impact – greater planning caseloads are anticipated but can be accommodated within current structures.

6.4. Equality/ EIA

A full Equality and Impact Assessment (EIA) was undertaken as part of developing the Local Plan. As part of that analysis, the Council had due regard to its public sector equality duty under section 149 of the Equality Act (2010).

6.5. Implications for (or impact on) climate change and the environment

There is no direct impact from the recommendations of the report, however, please note representations at Appendix 4 in relation to considerations of householder development including energy efficiency measures.

6.6. Implications for partner organisations?

None

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Service

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