



REGENERATION AND ENVIRONMENT SCRUTINY COMMITTEE – 15TH SEPTEMBER 2015

**SUBJECT: BUTE TOWN CONSERVATION AREA APPRAISAL AND CONSERVATION
AREA MANAGEMENT PLAN (CAA AND CAMP) FINAL DRAFT 2015**

REPORT BY: INTERIM CHIEF EXECUTIVE

1. PURPOSE OF REPORT

- 1.1 The purpose of this report is to seek the views of Members on proposals to adopt the Bute Town Conservation Area Appraisal and Conservation Area Management Plan 2015 (CAA & CAMP) as supplementary planning guidance to the Caerphilly County Borough Local Development Plan up to 2021 (LDP) prior to its presentation to Cabinet and Council.

2. SUMMARY

- 2.1 Bute Town was first designated a Conservation Area on 20th October 1972. An Article 4 Direction for Bute Town has also been in place since 23rd April 1979 (confirmed 31st December 1979 by the then Welsh Office).
- 2.2 As a consequence of work associated with the bid for Heritage Lottery Funding for Butetown, the Conservation Area has been reassessed; and on the 11th February 2015 the Planning Committee resolved to extend and re-align the Conservation Area. They further resolved to replace the Article 4 Direction with a new, extended Article 4(2) Direction boundary, for the proper and sustainable management of the historic environment.
- 2.3 A Conservation Area Appraisal and Management Plan (CAA & CAMP) for Bute Town has now been produced which reflects the updated Conservation Area Boundary and this report seeks approval to adopt this as supplementary planning guidance to the Caerphilly County Borough Local Development Plan up to 2021 (LDP).

3. LINKS TO STRATEGY

- 3.1 The Caerphilly County Borough Council Local Development Plan up to 2021 (Adopted Nov 2010) is the statutory framework for the development and use of land in the county borough. It seeks to reconcile the development needs of the population with the wider environmental concerns for the conservation of the man made and natural environment. The Key Objectives of the LDP of relevance are to:-

22 Maintain the vitality, viability and character of the County Borough's town and village centres and re-establish them as a focus for economic activity and community pride.

23 Maintain, enhance and develop a hierarchy of town and village centres which are easily accessible, and which meet the needs of all sections of the population.

24 Protect and enhance the overall quality of the historic natural and built environment of the County Borough.

- 3.2 Bute Town is an important 'Gateway' to the County Borough. The settlement has a high profile both in terms of its heritage importance and its strategic location, just south of the Heads of the Valleys Road.

The Welsh Government has several objectives, which include:-

- Enhancing the historic environment,
- Safeguarding historic buildings, and
- Ensuring that conservation areas are protected and enhanced.

- 3.3 Under Section 69(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the local planning authority has a duty to determine from time to time, which parts of their area are of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance, and to 'designate those areas as conservation areas.'

- 3.4 In addition, under Section 69(2) of the Act it is also the duty to review those parts that have been designated conservation areas under this section to establish whether the conservation area should be varied or cancelled as a result of such reviews.

4. THE REPORT

Background

- 4.1 Bute Town was first designated a Conservation Area on 20th October 1972. An Article 4 Direction for Bute Town has also been in place since 23rd April 1979 (confirmed 31st December 1979 by the then Welsh Office).
- 4.2 As a consequence of work associated with the bid for Heritage Lottery Funding for Butetown, the Conservation Area has been reassessed; and on the 11th February 2015 the Planning Committee resolved to extend and re-align the Conservation Area. They further resolved to replace the Article 4 Direction with a new, extended Article 4(2) Direction boundary, for the proper and sustainable management of the historic environment.
- 4.3 A Conservation Area Appraisal and Management Plan (CAA & CAMP) for Bute Town has now been produced which reflects the updated Conservation Area Boundary and this report seeks approval to adopt this as supplementary planning guidance to the Caerphilly County Borough Local Development Plan up to 2021 (LDP).
- 4.4 The CAA and CAMP have been derived from consultation with the residents of Butetown and the surrounding area. The results of the consultation were appended to the Committee Report that was considered by the Planning Committee on 11th February 2015.
- 4.5 There is now a need to formally adopt the Bute Town Conservation Area Appraisal & Conservation Area Management Plan (2015) as supplementary planning guidance to the Caerphilly County Borough Local Development Plan up to 2021 (November 2010). Once adopted this will supersede the 'Bute Town Conservation Area Design Guide' and 'Bute Town Conservation Area Enhancement Plan (August 2005).'

5. EQUALITIES IMPLICATIONS

- 5.1 An EIA screening has been completed in accordance with the Council's Strategic Equality Plan and supplementary guidance. No potential for unlawful discrimination and / or low level or minor negative impact has been identified, therefore a full EIA has not been carried out.

6. FINANCIAL IMPLICATIONS

- 6.1 None

7. PERSONNEL IMPLICATIONS

7.1 None.

8. CONSULTATIONS

8.1 All comments have been taken into account in the Committee Report.

9. RECOMMENDATIONS

9.1 To recommend to Cabinet and thereafter Council that the Bute Town Conservation Area Appraisal and Conservation Area Management Plan 2015 (CAA & CAMP) be formally adopted as supplementary planning guidance to the Caerphilly County Borough Local Development Plan up to 2021 (LDP).

9.2 To recommend to Cabinet and thereafter Council that the 'Bute Town Conservation Area Design Guide' and 'Bute Town Conservation Area Enhancement Plan (August 2005)' be consequently cancelled.

10. REASONS FOR THE RECOMMENDATIONS

10.1 To enable the Bute Town Conservation Area Appraisal and Conservation Area Management Plan 2015 (CAA & CAMP) to be used as supplementary planning guidance to the Caerphilly County Borough Local Development Plan up to 2021 (LDP).

11. STATUTORY POWER

11.1 S. 69(1), 69(2) & S. 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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Background Papers:

Bute Town Conservation Area Appraisal & Bute Town Conservation Area Management Plan (CAA & CAMP) Final Draft 2015

Bute Town Conservation Area Appraisal & Conservation Area Management Plan Final Draft 2015 has been made available in the Members' Resource Library.