

# Planning Policy Advisory Panel

## Minutes

### 4 May 2023

**Present:**

**Chair:** Councillor Marilyn Ashton

**Councillors:** Christopher Baxter                      David Perry  
Stephen Greek    Norman Stevenson  
Nitin Parekh

**Absent:** Councillor Asif Hussain

### Resolved Items

**40. Proposed West Drive and Bellfield Avenue Conservation Area Designation - Outcomes of Consultation and Recommendations**

**RESOLVED: To RECOMMEND:** (to Cabinet)

- 1) the outcomes of the consultation undertaken on the proposed West Drive and Bellfield Avenue conservation area be noted;
- 2) the responses received as a result of the additional letters sent in response to comments received during the formal consultation period and which impacted upon the proposed boundary be noted;
- 3) the amended proposed conservation area boundary be noted;
- 4) the revised area be recommended to Cabinet for designation as the 'West Drive and Bellfield Avenue Conservation Area', subject to any further consultation responses received which would be formally reported to Cabinet.

## **Reason For Decision:**

Conservation Areas are designated under the Listed Buildings and Conservation Areas Act 1990 ('the Act') which states in section 69 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'. Consideration of the proposed area as a possible conservation area therefore fulfils Section 69 of the Act.

## **Options considered**

- 1 The option of not reviewing the area for consultation area status was considered but this would be contrary to the Council's statutory obligations under the Planning (Listed Buildings and Conservation Areas) Act 1990, under which local planning authorities are required to carry out reviews 'from time to time' to ensure areas are adequately protected.
- 2 The option not to consult on the proposed area was considered and dismissed. This is because whilst consultation is not a statutory requirement it is best practice and doing so reflects the corporate priority of Putting Residents First.
- 3 The body of this report outlines options (and recommendations) in response to responses received to the consultation, including whether to designate the area as a conservation area and whether or not to amend the boundary in response to comments received during consultation.