

MAIDSTONE BOROUGH COUNCIL

CABINET MEMBER FOR REGENERATION

**REPORT OF ASSISTANT DIRECTOR OF DEVELOPMENT AND
COMMUNITY STRATEGY**

Report prepared by: Mike Parkinson & Michelle Sadler

Date Issued: 17 December 2009

**1. Detling, Linton, and Maidstone Holy Trinity Conservation Area
Management Plans**

1.1 Issue for Decision

- 1.1.1 To consider whether to approve the draft Conservation Area Management Plans for Detling, Linton, and Maidstone Holy Trinity for public consultation purposes.

1.2 Recommendation of the Assistant Director of Development and
Community Strategy

- 1.2.1 That the Cabinet Member agrees that the texts of the Detling Conservation Area Management Plan, Linton Conservation Area Management Plan, and Maidstone Holy Trinity Conservation Area Management Plan, attached as **Appendix A, B and C** to this report, be approved for consultation with relevant bodies and individuals.

- 1.2.2 That the Cabinet Member agrees to delegate authority to the Assistant Director of Development and Community Strategy to make presentational, editorial and minor changes to the texts prior to publication for consultation, including the inclusion of maps and photographs.

1.3 Reasons for Recommendation

- 1.3.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 requires local authorities to review their conservation areas from time to time in order to consider the possibility of revising their boundaries and to identify changes and pressures which may affect the original reasons for their designation. In order that informed decisions can be made on planning applications it is important to identify the special character of conservation areas which it is sought to preserve or enhance.

- 1.3.2 Adopted Conservation Area Appraisals have identified the key elements which combine to produce the special historic and architectural interest

of the Conservation Areas, analysed how they interact and impact upon one another and explained how the areas have developed into their current form. They have sought to identify pressures and developments which threaten the special character of the Conservation Areas and sites and features which detract from their character and appearance. The clear understanding of the Conservation Areas' qualities provided in the appraisals offers suggestions for future policies and improvements as well as providing a framework against which decisions on individual planning proposals may be assessed. These are now further elaborated in the Conservation Area Management Plans.

- 1.3.3 Resulting from the findings of the appraisal, each management plan contains proposals to preserve or enhance the relevant conservation area. The document includes the policy background to the management plan, principles for development control, and suggested boundary alterations. It also contains information on review and good practice procedures.
- 1.3.4 The Conservation Area Management Plans have been written in accordance with guidelines set down by English Heritage and Planning Policy Guidance Note 15. These have now been drafted (attached as **Appendix A, B and C**) for Cabinet Member approval to enable a consultation process to be carried out. The combined documents will be the subject of appropriate consultation in accordance with the aims of the Council's adopted Statement of Community Involvement. This will include the following bodies and individuals:-
 - a) English Heritage
 - b) Kent County Council Heritage Unit
 - c) Ward Members
 - d) Detling and Linton Parish Councils
 - e) Any other relevant organizations with an interest in the particular areas, e.g. CPRE, the AONB Unit, the Garden History Society, the Chamber of Commerce and the Town Centre Manager.
- 1.3.5 In addition, copies will be placed on the Borough Council's website, in local libraries and a display will be located in the Gateway. A formal notice will be published in the KM and there will also be a press release. Public meetings will also be held. This should ensure that the management plan documents are brought to the attention of the local public.
- 1.3.6 Once responses are received changes may need to be made to the documents. These will then be reported back to the Cabinet Member for final approval for publication.

1.4 Alternative Action and why not Recommended

- 1.4.1 The alternative would be not to approve the Management Plans for consultation. However, following this course of action would mean that the Council was not complying with national guidance and best practice.

1.5 Impact on Corporate Objectives

- 1.5.1 The Management Plans will result in clear guidance regarding the important features and character of the Detling, Linton, and Maidstone Holy Trinity Conservation Areas for all parties involved in projects, or decision making within them, and should thus assist in the attainment of corporate objectives.

1.6 Risk Management

- 1.6.1 There are no implications for risk management arising from this report.

1.7 Other Implications

1.7.1

1. Financial
2. Staffing
3. Legal
4. Equality Impact Needs Assessment
5. Environmental/Sustainable Development
6. Community Safety
7. Human Rights Act
8. Procurement
9. Asset Management

X

1.7.2 Environmental/Sustainable Development Implications

Conservation Area Management Plans should assist in the attainment of consistent decisions on development proposals and give greater ability to ensure that the high environmental qualities of conservation areas are protected. They will address how sustainability can best be

integrated into conservation areas without compromising their special character. The Management Plans can be instrumental in building partnerships for positive action by the Council with Parish Councils, English Heritage and other parties.

1.8 Background Documents

609/111/01 Detling Conservation Area Appraisal (Adopted 26 March 2008)

609/123/01 Linton Conservation Area Appraisal (Adopted 26 March 2008)

609/100/06 Maidstone Holy Trinity Conservation Area Appraisal (Adopted 2 October 2007).

NO REPORT WILL BE ACCEPTED WITHOUT THIS BOX BEING COMPLETED

Is this a Key Decision? Yes ☐ No ☒

If yes, when did it appear in the Forward Plan? _____

Is this an Urgent Key Decision? Yes ☐ No ☒

Reason for Urgency

How to Comment

Should you have any comments on the issue that is being considered please contact either the relevant Officer or the Member of the Executive who will be taking the decision.

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