

Beccles Conservation Area Re-appraisal
Report by Historic Environment Manager

Summary: Members will be aware that the Authority has a responsibility to review its current Conservation Areas and from time to time consider the designation of new ones. This includes the publication of these Appraisals and Management Proposals.

The purpose of this report is to provide members with feedback regarding the Beccles Conservation Area public consultation prior to a decision on adoption.

Recommendation: That

- (i) Members consider the consultation feedback for the Beccles Conservation Area draft re-appraisal; and
- (ii) Subject to member comments, adopt The Beccles Conservation Area re-appraisal and management plan for that part of the Area within the Broads executive boundary.

1 Introduction

- 1.1 Members have previously agreed to assessment work being carried out on the phased re-appraisal of existing areas, taking into account the duty of the Authority to identify, and maintain up to date appraisals of existing Conservation Areas and as appropriate designate new areas.
- 1.2 Members will be aware that an informal agreement has been reached with the Districts' Conservation Officers whereby areas that fell mainly within the Broads Authority area would have the appraisal work carried out by the Broads Authority and areas that fell mainly outside the Broads Authority area would have the appraisal work carried out by the relevant district.
- 1.3 The Beccles Conservation Area falls mainly within Waveney District therefore the appraisal work and the public consultation exercise has been carried out and funded by them in consultation with the Broads Authority. Details of the Public consultation and feedback received as a result of it are outlined below.
- 1.4 Waveney District Council have worked closely with Broads Authority Officers in the preparation of the re-appraisal, management plan and consideration of

boundary changes in particular those areas within or adjacent to the Broads executive boundary.

- 1.5 The Beccles Conservation Area consultation draft was discussed at the Broads Authority Heritage Asset Review Group on 28 March 2014 the notes of this meeting subsequently reported to the Broads Authority Planning Committee on 25 March 2014.
- 1.6 A copy of the Beccles Conservation Area re-appraisal, management plan and draft proposed boundary is appended. (Appendix 1)

2 Beccles Public Consultation Feedback.

- 2.1 All residents within the proposed Conservation Area boundary were contacted regarding the re-appraisal and the proposed boundary changes by letter, as were the Town Council and other key stakeholders. All were given the opportunity to comment on the proposals. The consultation process was undertaken in line with the Broads Authority's Statement of Community Involvement.
- 2.2 Open days were held on the 19 and 20 March 2014 in Beccles with Officers of Waveney District Council and the Broads Authority in attendance to answer any questions and receive verbal feedback from consultees and stakeholders on the proposals.
- 2.3 Waveney District Officers have collated the Beccles feedback and any responses to it. This is summarised in appendix 2.
- 2.4 The feedback received was positive with most responses supporting the re-appraisal, boundary changes and management proposals for the area.
- 2.5 As a result of the positive feedback a report was taken to Waveney District Council on the 25 July 2014 recommending the adoption of the re-appraisal, management plan and proposed boundary changes.
- 2.6 Waveney District Council resolved to adopt the proposals for that part of the Conservation Area within their executive boundary.

3 Final Proposals

- 3.1 The Beccles Conservation Area boundary is proposed to be altered as a result of the re-appraisal, therefore potentially there will be additional financial implications for its administration in terms of the consideration of development management proposals, works to trees applications and any future re-appraisal work. However within the Broads Authority Area the extensions are minimal and will have a correspondingly minimal impact on resources.
- 3.2 As regards the landowners within the proposed extensions there is the added implication of the need to prepare heritage statements as part of any development management application and submit works to trees applications

for any tree works within the area. These additional implications are also considered minimal given the area of the extension.

- 3.3 It is considered that the minor financial implications of the proposed boundary changes are outweighed by the statutory duty placed on the Broads Authority to designate Conservation Areas.

4 Conclusions

- 4.1 The Authority has a statutory duty to consider areas which are worthy of designation as Conservation Areas.
- 4.2 It is considered that the area identified by the boundary map and described in the appraisal and management plan at Beccles is worthy of Conservation Area designation following a detailed assessment, public and stakeholder consultation and it is recommended that the appraisal and management plan for part of area within the executive boundary is formally adopted by the Broads Authority.

Background papers: None

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Appendices: APPENDIX 1 - Beccles Conservation Area re-appraisal, management plan and draft proposed boundary
APPENDIX 2 - Beccles Public Conservation feedback and any responses
Appendices can be accessed by this link:
<http://www.broads-authority.gov.uk/broads-authority/committees/planning-committee/planning-committee-15-august-2014>