

<b>DECISION-MAKER:</b>	CABINET
<b>SUBJECT:</b>	CRANBURY PLACE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN
<b>DATE OF DECISION:</b>	19 NOVEMBER 2013
<b>REPORT OF:</b>	CABINET MEMBER FOR ENVIRONMENT AND TRANSPORT

<b><u>CONTACT DETAILS</u></b>				
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<b>STATEMENT OF CONFIDENTIALITY</b>
None

### **BRIEF SUMMARY**

An appraisal of the Cranbury Place Conservation Area was carried out during 2013 as part of the continuing appraisal programme. The final document recommends a number of management proposals that will help to guide future development.

### **RECOMMENDATIONS:**

- (i) To adopt the Conservation Area Appraisal and Management Plan in order that the policies contained within the Management Plan will guide future development proposals in the Conservation Area.
- (ii) To approve changes to the boundary of the Conservation Area to include the whole of Rockstone Lane.
- (iii) To approve changes to the boundary of the Conservation Area to include all the properties on the North side of Lyon Street between Onslow Road and Bellevue Terrace.
- (iv) To approve the proposal to implement an Article 4 Direction for Rockstone Lane to remove Permitted Development (PD) rights for works to the roofs and front elevations, and to authorise the Head of Legal, HR and Democratic Services to take any action or decision necessary to make an Article 4 Direction and consult with residents.

### **REASONS FOR REPORT RECOMMENDATIONS**

1. To enable the Council to manage change inside the Conservation Area within a clear framework.

## **ALTERNATIVE OPTIONS CONSIDERED AND REJECTED**

2. Not to adopt the Conservation Area Appraisal and Management Plan. This would result in the present out-of-date appraisal and guidance being used to inform development proposals within the Conservation Area.

### **DETAIL (Including consultation carried out)**

3. A Conservation Area is 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. Southampton City Council designated Cranbury Place as a Conservation Area in 1977 to conserve the special character and appearance of the area. The last appraisal of the area was published in 1986 and is therefore 27 years old.
4. The Conservation Area includes 30 listed buildings.
5. The Appraisal was carried out over several months and involved a photographic survey of all buildings in the Conservation Area, an assessment of historic maps and a brief analysis of the exteriors of most of the historic buildings, an assessment of the issues facing the Conservation Area, a review of the appropriateness of the Conservation Area boundary, an assessment as to whether new development has made a positive, negative or neutral impact on the character of the Conservation Area and the formulation of management policies for the area.
6. Letters were delivered to each property in the Conservation Area outlining the appraisal and public consultation process. A public meeting was held on 18 June at the start of the six week public consultation. The consultation period ended on 5 August 2013. Responses were received from 16 people including representation from the Rockstone Lane Residents Association. A summary of the responses are detailed in Appendix 2.
7. Three specific proposals were suggested during the consultation period.
8. The first proposed change was to alter the boundary of the Cranbury Place Conservation Area to include the whole of Rockstone Lane. Rockstone Lane was an important part of Southampton's road network in the medieval and post-medieval periods and may have been a route in pre-medieval times. Early 19<sup>th</sup> century illustrations show a small group of cottages, and a 1843 map shows terraced houses towards the south east end of the lane, the public house and two detached buildings on the north side. A Grade II listed 19<sup>th</sup> century drinking fountain and cattle trough sits at the junction between Rockstone Lane and Bevois Valley Road. There were no objections to this proposal.
9. It is recommended that Cabinet approve the inclusion of Rockstone Lane in the Conservation Area.
10. The second proposed change was to alter the boundary of the Cranbury Place Conservation Area to include all properties on the North side of Lyon Street between Onslow Road and Bellevue Terrace. These properties include a house and a warehouse which can be seen on a 1897 map and a short terrace of Edwardian houses. There were no objections to this proposal.
11. It is recommended that Cabinet approve the inclusion of all properties on the

North side of Lyon Street between Onslow Road and Bellevue Terrace in the Conservation Area.

12. The third proposal is to introduce an Article 4 Direction for Rockstone Lane in order to protect against unsympathetic alterations and preserve the current, valued, character of the street. The Article 4 Direction will include proposals to remove Permitted Development rights for works to the roofs and front elevations of all residential properties. This proposal has been met with general approval by local residents.
13. It is recommended that Cabinet approve the proposal to make an Article 4 Direction for Rockstone Lane, and that officers are authorised to begin consultations with residents.
14. The adoption of The Avenue Conservation Area Appraisal and Management Plan will assist the Local Planning Authority to ensure that proposals for future development both enhance the area and assist with future regeneration.

## **RESOURCE IMPLICATIONS**

### **Capital/Revenue**

15. There is no capital implication arising from this report.
16. The cost of publication and distribution are estimated at £900. This can be met from within the existing E&T revenue budget.

### **Property/Other**

17. There are no property implications for the Council arising from the recommendations contained within this report.

## **LEGAL IMPLICATIONS**

### **Statutory power to undertake proposals in the report:**

18. The Planning (Listed Buildings and Conservation Areas) Act 1990.

### **Other Legal Implications:**

19. The Council must be satisfied that any Conservation Area Appraisal and Management Plan conforms to the requirements of the Human Rights Act 1998, in particular Article 1 of the First Protocol in relation to the Protection of Property. Any interference with property rights (including restricting development opportunities, etc.) must be necessary and proportionate in order to control the use of property in accordance with the general public interest.

## **POLICY FRAMEWORK IMPLICATIONS**

20. The recommendations set out in the Cranbury Place Conservation Area Appraisal and Management Plan are based on and complement the existing policies set out in the Core Strategy and the saved policies of the City of Southampton Local Plan Review.

KEY DECISION? Yes

WARDS/COMMUNITIES AFFECTED:	Bevois
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**SUPPORTING DOCUMENTATION**

**Appendices**

1.	Cranbury Place Conservation Area Appraisal and Management Plan
2.	Summary of consultation feedback received
3.	Proposed Article 4 Direction for Rockstone Lane

**Documents In Members' Rooms**

1.	None
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**Equality Impact Assessment**

Do the implications/subject of the report require an Equality Impact Assessment (EIA) to be carried out.	No
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**Other Background Documents**

**Equality Impact Assessment and Other Background documents available for inspection at:**

1.	None	
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