

Report to: **Hub Committee**  
Date: **5<sup>th</sup> March 2024**  
Title: **Okehampton Conservation Area Appraisal & Management Plan**  
Portfolio Area: **Planning – Cllr Caroline Mott**  
Wards Affected: **Okehampton North and South**  
Urgent Decision: **N** Approval and clearance obtained: **Y**

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**RECOMMENDATION:**

**It is recommended that the Hub:**

**1. Approves the commencement of consultation on the draft Okehampton Conservation Area Appraisal and Management Plan.**

**1. Executive summary**

- 1.1 The Okehampton Conservation Area Appraisal & Management Plan has been reviewed in accordance with the requirements under the Planning (Listed Buildings and Conservation Areas) Act 1990, section 71(1 and 2).
- 1.2 It is a statutory responsibility of the Council to revise the Appraisals and Management Plans and seek public consultation in the interests of the preservation and enhancement of the Conservation Area.
- 1.3 The progress to public consultation marks the start of the first tranche of reviews of all Conservation Areas in West Devon and is the final stage of the Okehampton Conservation Area Appraisal and Management Plan review before a final version is adopted

following the consideration of comments received during the consultation period.

## **2. Background**

- 2.1 The Okehampton Conservation Area & Management Plan 2024 is a first appraisal and has been produced in accordance with the requirements under the Planning (Listed Buildings and Conservation Areas) Act 1990, section 71(1 and 2).
- 2.2 The existing Conservation Area has been fully surveyed, with consideration given to whether the existing area requires further expansion. It has been concluded that there are no recommendations to make any changes to the boundary lines.
- 2.3 There has been informal consultation using the current maps, local councillors and local heritage stakeholders to inform the process. This provided an opportunity to capture initial feedback prior to the final draft of the Appraisal and Management plan and ensure engagement with key partners.
- 2.4 The Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local authority to formulate and publish proposals for the preservation and enhancement of the Conservation Area, for public consideration and comment.
- 2.5 This ensures that regard is had to any views concerning the proposed Appraisal, Management Plan and maps.

## **3. Outcomes/outputs**

- 3.1 Once the public consultation period has been completed, all feedback will be recorded and taken into consideration towards any additional amendments to the Conservation Area Appraisal, Management Plan and/or boundary line. The Okehampton Conservation Area and Management Plan will be brought back to Hub for adoption.
- 3.2 At that stage a list of any additional properties, that fall within any boundary extension areas, will be submitted to Land charges in order to register the property being within Okehampton Conservation Area.
- 3.3 This first review of the Conservation Areas in West Devon with updated Conservation Area Appraisals and Management Plans establishes a new format for the review for the remaining Conservation Areas and production of Conservation Area Appraisal and Management Plans for each of them.

3.4 The proposed outcome for this new Conservation Area Appraisal and Management Plan is for it to be adopted, thus ensuring the Okehampton Conservation Area Appraisal and Management Plan meet the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, section 71(1 and 2) and to better protect this designated heritage asset. It will be used to manage the Conservation Areas and will be used to inform any planning matters that affect the historic environment in and around Okehampton Conservation Area.

#### **4. Options available and consideration of risk**

4.1 In order to comply with the relevant legislation, the local Authority should proceed with a formal public consultation. Following that, consideration should be given to any comments submitted and where appropriate, amendments made before the Okehampton Conservation Area Appraisal and Management Plan 2024 is adopted.

4.2 Alternatively, the Okehampton Conservation Area Appraisal and Management Plan could not be taken forward and instead, there would be no version at all to provide an assessment and therefore would not be a robust option.

#### **5. Proposed Way Forward**

5.1 It is recommended that the Hub approves the commencement of consultation on the Draft Okehampton Conservation Area Appraisal and Management Plan 2024.

#### **6. Implications**

Implications	Relevant to proposals N	Details are set out in this report.
Legal/Governance	Y	The proposals and public consultation for the preservation and enhancement of the Okehampton Conservation Area Appraisal and Management Plan is a statutory responsibility of the Council. The Okehampton Conservation Area Appraisal and Management Plan follows the requirements under the Planning (Listed Buildings and Conservation Areas) Act 1990, section 71(1 and 2).

Financial implications to include reference to value for money	N	There are no financial costs, other than any possible internal, inter departmental charges, should they emerge.
Risk	Y	There is a risk of scrutiny from the public and Historic England, should the public consultation not be undertaken.
Supporting Corporate Strategy	Y	The Council's role in the Conservation Area review is a process that is a statutory duty and action in the recently adopted Council Plan.
Climate Change - Carbon / Biodiversity Impact	Y	The Okehampton Conservation Area Appraisal and Management Plan aligns with the Joint Local Plan and contains recommendations within the Management Plan aimed at mitigating the effects of Climate Change and impacts upon Biodiversity and how they should be handled in a sensitive manner.
<b>Comprehensive Impact Assessment Implications</b>		
Equality and Diversity	Y	None
Safeguarding	N	None
Community Safety, Crime and Disorder	N	No direct implications.
Health, Safety and Wellbeing	Y	Positive outcomes are expected following the public consultation and review of the Conservation Area.
Other implications	N	None

### **Supporting Information**

#### **Appendices:**

Appendix 1: Draft Okehampton Conservation Area Appraisal and Management Plan 2024